



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

October 13, 2014

City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, Wisconsin
6:30 p.m.

Amended Agenda as of 9:55 a.m. October 9, 2014. Item # 3a.

1.	Call to order and Roll Call.
2.	<u>Hearing of Citizen Comments.</u> No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Review and approve the Plan Commission minutes of July 14, 2014 and August 11, 2014.
3a.	Review proposed certified survey map to combine lots and readjust lot line at 515 E. Milwaukee Street for Michael Foelker.
4.	Review a proposed mini storage facility to be located at 1002 S. Janesville Street (W9144 STH 59) for Larry Matthews.
5.	Hold a public hearing for consideration of a conditional use permit to allow for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District located at 1014 W. Main Street for Ryan Hughes.
6.	Hold a public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 280 S. Janesville Street (Tax ID# /CL 00059) for Camery Management, LLC. (Mike Kachel).
7.	Hold a public hearing for consideration of a Conditional Use Permit in an R-2A Overlay Zoning District, to allow for 5 unrelated persons to live in the house located at 280 S. Janesville Street for Camery Management, LLC. (Mike Kachel).
8.	Hold a public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 731 W. Peck Street (Tax ID# /CL 00078) for Five Reds Management, LLC. (Mike Kachel).
9.	Hold a public hearing for consideration of a Conditional Use Permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 731 W. Peck Street for Five Reds Management, LLC. (Mike Kachel).
10.	Hold a public hearing for consideration of a change of the Zoning Ordinance regulations, to enact proposed amendments to the City of Whitewater Municipal Code Title 19, by: Amending the

	Official Flood Plain Regulation Maps for Jefferson County in Whitewater Municipal Code Section 19.46.010 1.5 (2) (aa).
11.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – November 10, 2014
12.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Director, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.
The City of Whitewater website is: whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
July 14, 2014

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Call to order and roll call.

Vice-Chairperson Binnie called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Lynn Binnie, Kristine Zaballos (arrived 6:10 p.m.), Karen Coburn, Bruce Parker, Daniel Comfort, Sherry Stanek (Alternate) John Tanis (Alternate). Absent: Greg Meyer, Cort Hartmann, Others: Wallace McDonell (City Attorney), Mike Slavney (City Planning Consultant).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. No minutes were available at the meeting.

Public hearing for consideration of a change of the Zoning Ordinance regulations, to enact proposed amendments to the City of Whitewater Municipal Code Title 19, by: Eliminating certain property owner requirements in the R-O Residential Overlay District (Section 19.25.050) as required by State Law. Vice-Chairperson Binnie opened the public hearing. City Attorney McDonell explained that a recently adopted State statute prohibits municipalities from requiring certain types of reporting by landlords. City Staff recommends a change in the City Overlay Ordinance related to unrelated persons by eliminating those requirements of recording so our ordinance is consistent with State Law. Plan Commission is to recommend to the City Council.

Richard Helmick, 227 S. Boone Ct., wanted to know what the recording requirements are.

City Attorney McDonell explained that the R-O Overlay Zoning allows for two unrelated persons per unit. Non-conforming use is allowed if it was in existence at the time of adoption of the new ordinance. In order to assist in enforcement, if a property was renting to 3 unrelated, they could continue, but the landlord was required to report initials of the tenants so the City could keep track of the non-conforming properties.

Vice-Chairperson Binnie closed the public hearing.

Plan Commission Member Stanek stated that it is frustrating when tools are taken away or there are very limited resources to work with to keep the City running smoothly.

Under duress, Binnie moved and Zaballos reluctantly seconded to recommend to the City Council to approve the proposed ordinance. Aye: Binnie, Zaballos, Coburn, Parker, Comfort, Tanis, Stanek. No: None. Motion approved.

Public hearing for consideration of a change of the Zoning Ordinance regulations, to enact proposed amendments to the City of Whitewater Municipal Code Title 19, by: Repealing Whitewater Municipal Code Chapter 19.46 (Floodplain Regulations) and Chapter 19.461 (FWW Floodway Wetland District) and enacting a new Floodplain Ordinance (Chapter 19.46). Vice-Chairperson Binnie opened the public hearing.

City Attorney McDonell explained that the new Floodplain Ordinance would replace the old ordinance. There are changes in the Floodplain Ordinance and the Floodplain maps for Walworth County. The City is required by law to enact a new ordinance and adopt the new maps. DNR recommends updating the City Floodplain Ordinance. When the City gets the Floodplain updates for Jefferson County, we will have to do the same with them.

Vice-Chairperson Binnie closed the public hearing.

Moved by Comfort and seconded by Zaballos to recommend to the City Council to approve the change in the Floodplain and Floodway Wetland District Ordinance. Aye: Comfort, Zaballos, Coburn, Parker, Tanis, Stanek, Binnie. No: None. Motion approved.

Public hearing to consider a change of the District Zoning Map for the following parcel to enact an ordinance to impose the PD (Planned Development) District Zoning classification under Chapter 19.39 of the Zoning Ordinance of the City of Whitewater on the following area; 1014 W. Main Street (Tax ID #'s WUP 00173, WUP 00173A, WUP 173B for Campus Edge Apartments LLC. (Ryan Hughes). The Plan Commission will consider the proposed General Development Plan (GDP) and the Specific Implementation Plan (SIP) for the area. Vice-Chairperson opened the public hearing.

City Planner Mike Slavney explained the project. The proposal is for a 4 story multi-family building with 22 – 5 bedroom units and underground parking for the remainder of the required spaces. This proposal is to be built on three lots. Separate votes for the GDP (General Development Plan) and the SIP (Specific Implementation Plan) will be recommendations to the City Council.

City Attorney McDonell stated that a GDP is required on a Planned Development Zoning. Plan Commission makes the recommendation to the City Council. Plan Commission can approve the SIP conditioned upon City Council approval of the PD Zoning. If Council does not approve the zoning, the project stops there.

City Planner Slavney continued. The building is a 4 story building (45 feet tall) with a decorative parapet above that. Each floor has 10,000 sq. ft. The top floor has 9,500 sq. ft. of living area with a 1000 sq. ft. terrace on the top of the third floor. The ground floor had 1 missing unit to provide for a lobby and leasing offices. The average unit is 1,512 sq. ft. in size (units vary about 150 sq. ft. in size). The parcel area is 32,000 sq. ft. It is a unique building with

urban character with the flat roof, decorative parapet, masonry, and underground parking. The impervious area is just under 59%. The surface parking area has 11 additional spaces, making the number of spaces provided at 66, one space over what is required. Most of the green space for this proposal is on the northern leg of the property. There are 22 units proposed on .742 acres of land which equals just under 30 units per acre. This is more than double the permitted maximum density in the R-3 Zoning District. Slavney observed that this proposal has significant departure from the ordinance standard for density and significant departure from historic development practices in the city. Most larger buildings are suburban, instead of urban. The proposal meets the 3D envelope. The fundamental question: is this a good fit in this area for this city? Slavney's recommendations represent city staff consensus. He said the Plan Commission recommendation should not be made upon these recommendations. Slavney read the recommendations.

Ryan Hughes explained that he started the process 5 years ago, looking to rehab a blighted site in the city. This property is owned by him and his wife. There is no outside ownership. The bedrooms in this proposal are 130 sq. ft in area. This development is offering 60% parking, could get up to 70 % with a reserve plan. These are high end units. The only exception to the ordinance is for the lot size.

Isaac Wallace, Dimension 4 Architect in Madison, explained that this is a 4 story building, changing to a 3 story with a canopy. It does not have a pitched roof. The different types of masonry break up the scale/facade of the building. This is luxury student housing. They have not dropped the quality because of the students.

Jeff Knight, 405 S. Panther Ct., served on the Zoning Rewrite and other various Boards in different communities, stated that he had a number of concerns. He handed out a 4 page document. His concerns included: The 2 ½ year Zoning Rewrite process; the R-3A Zoning being more difficult than the R-2A; the parking; the 20% allowed increase in density; no access to the west side of the building; stormwater issues; is there something extremely special that sets it aside from student housing?. Knight stated that he liked the façade; it is a little busy for the location; a lot busy for R-3A. He is afraid that if it is not anything unique, it will set a precedent. Going this far will cause more policy problems than we think we are solving now.

Richard Helmick, 227 S. Boone St., appreciated keeping the density on the north side of Main Street closer to campus. He is concerned of the scale on Main Street; no significant trees or greenery facing Main Street; concerned about runoff; it will be an extremely congested intersection with a large amount of traffic.

Don Gregoire, Fire Chief, has been in contact with the developer. He has some concerns with the 4 story stick built building with 110 residents which has a lot of fire load and life safety issues. With the stormwater basin on the west side, they would need to use a ladder on the south and north side of the building. A fire could cause the building to come down in 20 minutes, people could be lost. The developer will provide fire hydrants in front and back of the building. The fire trucks will not be able to get up to the roof (approx 52 feet) from Main Street. The Knox box was addressed. Every new multi-family building must have a Knox box. The basement has an entrance for the underground parking (8'2" garage door) in which none of their

equipment will fit. The fire department would like to have a minimum 10' wide by 8" thick sidewalk around the building. The building will have a pumped sprinkler system, a 1 hour rated structure. On the back side of the building there is 1 unit per floor that has no access.

Larry Kachel, representing DLK Enterprises, stated they had three or four main issues. There are adjoining land owner concerns with the size of the building; 30 feet between buildings, ½ the basement apartments have windows on the south side and will be in shadow most of the time; concern of stormwater issues; corrections in the statistics given for the Regent property; the Regent property is not a comparable property. Kachel stated that it is a nice project, just too big.

Tyler Sailsbery voiced his appreciation for the work that Ryan Hughes has done and his integrity as a landlord. According to "No More Dorms", the number 1 search criterion is the proximity to campus. This proposal would attract students with more expendable income. Keeping the density near campus would reduce the density in "neighborhoods". We need to focus on areas where we can increase density.

Bob Freiermuth voiced concern of the size and scope of the project.

Vice-Chairperson closed the public hearing.

Ryan Hughes stated that the parking structure is 3 hour rated. The stairwells can be used to fight fires. The proposed stormwater system will take all drainage from the property plus the runoff from the neighboring property. There will be drainpipes on the building. Ryan Hughes asked the Plan Commission to take a step back and look at it in terms of what's good for Whitewater.

Plan Commission Members voiced concerns of: having a backup system for the stormwater pump system; the lot area does not include the area going out into the street; water runoff; this is the first PD Zoning request; questions on GDP affects vote on PD; traffic study – what will impact be for traffic flow, traffic lights, and people; fire concerns; drainage; the building is refreshing and has many amenities; the size and setback from Main Street are a big concern; when requesting a PD Zoning, need to follow the underlying zoning as close as possible; the lot area is 78 sq. ft. less than what is required for efficiency apartments.

City Planner Slavney stated that in this case, the GDP and the SIP are the same. He stated that in a brief discussion at staff, it was determined to be close enough to Main Street to have impact during move in and out, mornings, weekdays and during school. It is best to get the access as far north as possible. Instead of a traffic study, the real world experience would give the best information for concerns.

Ryan Hughes stated that the lot area is the only exception to the Ordinance being met. He stated that there were other four story buildings on Main Street that requested a lot area exception in the past and were approved.

When asked about the bioretention basin, Isaac Wallace, Dimension 4 Architect in Madison, explained that they are providing a proactive approach. Any buildup of water will be directed to

the bioretention basin and then overflow into the city stormwater system. They will provide this information to the City.

Vice-Chairperson Binnie explained that he appreciated all the work gone into planning and the detail that Ryan Hughes has gone into is excellent. The question is being okay with a PD. Not a lot of research for the R-3A was done during the Zoning Rewrite. The 20% increase in density was like throwing a dart at a board, totally subjective. Binnie does not think the PD is the right way to do this. It will be used as a comparison down the road. He thought the Plan Commission should take a step back and say no the PD. Binnie also stated that at the next meeting, he would like to start a serious discussion of the R-3A Zoning and whether we need to make changes in it. More density is surely appropriate. We need to look at this and come up with a better answer. Binnie was not able to support the PD request at this time. Binnie envisions researching other college communities, get input as to how density works for them and work off objective information.

The final remarks of the Plan Commission Members included: Ryan Hughes has been very professional, trying to be proactive with the project; happy with the project but has concerns about the size; Students travel and work in different communities, they need a vehicle; not all students want to live with 4 other students; concern of the detention pond in the southwest corner of the property; concern of winter time and fast thaws, figure out some type of drainage; concern of removal of the skyline exposure from the ordinance – there are a lot of shadows; density is less than efficiency apartment square footage. Asking to amend the zoning ordinance is a multi-month process; need to look to the future – Main Street is going to change; forward thinking on projects, unfortunately it is a big step; quality of building is great; concerns with spending 2 ½ years on the zoning rewrite and in the end not have addressed this.

City Planner Slavney stated that the hesitancy is because the Zoning District and the Comprehensive Plan did not set a guideline as far as this type of development. A higher density regular zoning district, not an overlay district would be called for, and what areas of Main Street should be considered the next time the comprehensive plan is updated.

City Attorney McDonell stated that the applicant has a right to have a decision.

Moved by Comfort to recommend to table this project until the City gets the zoning taken care of. If the ordinance was changed, the applicant could bring his proposal back. City Attorney McDonell stated that this motion was not in order. There is a due process. Comfort withdrew his motion.

City Attorney McDonell explained that short of some agreement with the applicant, it is best for the Plan Commission to make a decision. He explained that Plan Commission can recommend on the PD or both the PD and GDP. If it is not recommended for approval, Plan Commission does not need to spend the time going through the specifics of the GDP. If the Plan Commission is uncomfortable with that, the applicant would need to come back for SIP (Specific Implementation Plan) approval – ultimately a third approval.

Moved by Comfort and Zaballos to recommend to the City Council to approve the PD (Planned Development) Zoning and the GDP (General Development Plan) including the City Planner and City Engineer recommendations. Zaballos noted she was moving to approve as a tactical measure to move the meeting forward. Other member's reasons for voting the way they did included: things so undecided on the building, density and desire to get the R-3A addressed in a more proper manner. Aye: Comfort, Zaballos. No: Coburn, Parker, Tanis, Stanek, and Binnie. Motion to recommend approval fails.

City Attorney McDonell explained that if the Plan Commission's recommendation to approve fails, the recommendation to the City Council is not to approve the PD and GDP.

Public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 727 W. Center Street (Tax ID # /CL 00027) for Benjamin and Anne McCready. Public hearing to be opened with the following item.

Public hearing for consideration of a conditional use permit in an R-2A Overlay Zoning District, to allow for 7 unrelated persons to live in the house located at 727 W. Center Street for Benjamin and Anne McCready.

City Planner Mike Slavney stated that the McCreadys want to convert their home with 7 bedrooms to have 7 occupants by rezoning to R-2A and getting a conditional use permit to allow for the extra occupants. Slavney and Vandewalle Associates worked with the plans to find several different ways to accommodate parking on the property. He described several plans that might work. There will be very minimal changes to the house.

Ben McCready explained that there are 7 bedrooms in the house, 5 upstairs and two downstairs. All seven are set up with locking doors. There are two full baths in the home. There are 5 homes on Center Street in this area that do not house students.

Vice-Chairperson Binnie opened the public hearing. He stated that item #7, the Plan Commission would make a recommendation to the City Council for a change to the District Zoning Map for this parcel and item #8 the conditional use, if approved, would be based on City Council approval.

Richard Helmick, 227 S. Boone St, is concerned with the mass flight of single family owners that border the R-2A area putting their homes up for sale seeing what is coming in the future. He requested that as the Plan Commission reviews these proposals that care be taken in regard to surface runoff, particularly with the large expansion of parking area. One of the big issues for Boone Street is water runoff. When there is a heavy rainfall, the street rapidly floods from sidewalk to sidewalk. At Center and High Streets, all intersections become flooded. There is a sink hole at Center and Boone Streets. More and more yards will be filled with bedroom additions and parking areas that will create more of a problem with the drainage. With the parking summit starting underway, he asked the Plan Commission to be careful about making decisions right now.

City Planner Slavney stated that by ordinance a property can have a maximum of 40 % impervious surface. All the parking layouts meet the 40%.

Plan Commission Members voiced concerns of: option 2 (5 spaces) for parking would be good if green space is a concern; material of existing driveway; does the existing driveway maintain the 3 foot setback to the property line?; 5 parking spaces are not going to deter people from buying a house; would like to look at the old garage instead of pavement; Would like to protect the single family homes on both sides of this property, owner could come back at a later date when these single family homes change to student housing.

Vice-Chairperson Binnie stated that the City will be starting the parking summit tomorrow. In order to reduce the stormwater issues, we need to have some on street year round parking to be able to reduce the on-site parking. Binnie stated his concept would be by permit.

Ben McCready stated that the existing driveway is concrete and maintains a 3 foot setback to the property line. He would really like to be allowed 6 parking spaces.

Moved by Tanis and seconded by Comfort to recommend the change to R-2A Zoning District to the City Council and to approve the project with option 2 (5 parking stalls, utilizing the 2 garage spaces). Aye: Tanis, Comfort, Parker, Stanek, Zaballos, Coburn, Binnie. No: None. Absent: Meyer, Hartmann. Motion approved.

Public hearing for consideration of an amendment to the conditional use permit to change from a two story building to a split level ranch style (side by side duplex) to be located at 523 N. Tratt Street for Arthur Stritzel. Vice-Chairperson Binnie opened the public hearing.

City Planner Mike Slavney stated that this proposal is to change the approved duplex from a two story building to a split level ranch style building.

Art Stritzel explained that the requirements for the original conditional use would stay the same. He is changing the bedrooms from the 2nd floor to the basement area of the building. He will have 3' x 5' bedroom windows for accessibility. The lot slopes to the back of the home so he will be able to get an exposed basement. The window on the side of the building will need a window well to keep the dirt away from the window. The plantings will be the same as originally approved. The fencing would also remain the same.

Frederick Huffman, N142 Cty. Hwy. N (neighbor to the north of this property), stated that he had not seen any plans for the new style building. He complained about late night student traffic cutting through his property and the parties at neighboring properties. He also complained that the 523 N. Tratt Street property has not been mowed all season. When asked if he thought the fence would solve the problem, he stated that the fence would keep lights from shining in his bedroom windows and cut the trespassing across his property. Huffman asked about the responsibility if his well gets contaminated.

City Attorney McDonell stated that there are a lot of laws, Federal and State, that govern contamination of wells.

Tom Cromos, Town of Coldspring (across the street neighbor to this property) asked questions about where the laterals were going and also complained about the grass not being mowed.

Vice-Chairperson Binnie closed the public hearing.

Plan Commission Members voiced their concerns of: the window placement – the two small windows on the front of the home and the two small high windows on the side of the home; request for the fence on the north lot line be installed before the start of construction; there was concern of paving the entire rear yard and if the property was going to be like a forest.

Art Stritzel stated that the windows on the side of the house are transom windows that allow for wall space, but let light in. He also stated that there will be windows on both sides of each door (the plan did not show this). The previous approval for the fence was to be a 6' fence on the north property line, from the face of his house to the rear lot line which was to be done before the home was occupied. The property will be mostly wooded with grass and plantings around the house. There will be parking for six vehicles in the rear yard area. It is a deep lot.

Moved by Stanek and seconded by Tanis to approve the amendment to the conditional use permit to change from a two story building to a split level ranch style (side by side duplex) to be located at 523 N. Tratt Street for Arthur Stritzel to include all conditions of the prior approval and to install the fence before starting construction. The landscaping revision is to be approved by the City Planner. Aye: Stanek, Tanis, Zaballos, Parker, Coburn, Comfort, Binnie. No: None. Absent: Meyer, Hartmann. Motion approved.

Moved by Tanis and seconded by Parker to add a condition that within one year after occupancy, the applicant will install the blacktop driveway. Aye: Tanis, Parker, Stanek, Zaballos, Coburn, Comfort, Binnie. No: None. Absent: Meyer, Hartmann. Motion approved.

See attached Conditional Use Permit for the conditions.

Public hearing for consideration of a conditional use permit (tavern and other places selling alcohol by the drink) for Andrew Marzahl (Agent) to serve beer at 180 W. Main Street (for a Class “B” Beer License) at Rosa’s Pizza. Vice-Chairperson Binnie opened the public hearing.

City Planner Mike Slavney stated that there is no change to the site plan or floor plan. They just want to secure a Class “B” Beer License. The owner has voluntarily agreed to discontinue serving beer at midnight.

Vice-Chairperson Binnie closed the public hearing.

Plan Commission Member Parker suggested that Plan Commission add a condition that the area in front of the establishment must be cleaned daily. This condition should be added to all

conditional use permits in the future requesting beer or liquor. It was added that this should happen at the end of the day and not the next day.

Plan Commission Members voiced concerns of: why a conditional use permit?; will there be employees watching both doorways; sidewalk cafés not being ADA compliant.

City Attorney McDonell explained that a beer or alcohol license must have a conditional use permit. If there is a sidewalk café, there must be a 4 foot walkway for wheelchairs to get through. This is an enforcement issue.

Moved by Tanis and seconded by Stanek to approve the conditional use permit with the Planner's recommendations and that the sidewalk in front of the business is to be cleaned at the end of each business day with the owner voluntarily ending the serving of beer at midnight (12 a.m.). Aye: Tanis, Stanek, Parker, Zaballos, Coburn, Comfort, Binnie. No: None. Absent: Meyer, Hartmann. Motion approved.

Public hearing for consideration of a conditional use permit (tavern and other places selling alcohol by the drink) for Clara Rocha (Agent) to serve beer and liquor at 1170 W. Main Street (for a Class "B" Beer and Liquor License) at Karina's Mexican Restaurant. Vice-Chairperson Binnie opened the public hearing.

City Planner Mike Slavney explained that this building has an existing drive through. There is a lot of room on this property for parking etc. They are doing minimal changes to the interior. At this time there is no seating planned for outside of the building.

Victor Hernandez, representing Clara Rocha, stated that they are looking to relocate to the other side of town. Karina's Mexican Restaurant is currently in the downtown area. There is more parking area and it is a better location. The drive through would not be for beer. They have an existing "Class B" Beer and Liquor license. They are just asking to transfer their license to the new location. The restaurant is normally open until 10:00 p.m. They sometimes have family parties that last until 1:00 a.m. They will voluntarily stop serving beer and liquor by 1:00 a.m. There is no outdoor seating planned at this time. There may be a time when they might put a small table outside the front door.

City Attorney McDonell stated that the Plan Commission could make that a condition of the conditional use permit to allow outdoor seating without alcohol. If they would want to serve alcohol outdoors, they would need to come back to the Plan Commission to amend their conditional use permit and for a recommendation to the City Council to expand their license area.

Moved by Tanis and seconded by Comfort to approve the conditional use permit (tavern and other places selling alcohol by the drink) for Clara Rocha (Agent) to serve beer and liquor at 1170 W. Main Street (for a "Class B" Beer and Liquor License) at Karina's Mexican Restaurant, allowing for seating outside if desired; with the Planner recommendations; and accepting the offer to have normal closing hours of 10:00 p.m., but never serving alcohol after 1:00 a.m. Aye: Tanis, Comfort, Parker, Stanek, Zaballos, Coburn, Binnie. No: None. Absent: Meyer, Hartmann. Motion approved.

Future agenda items: Plan Commission Member Binnie requested to revisit the R-3A Overlay Zoning District to be on the agenda for the next meeting. Binnie would like it to be a preliminary discussion about not only the specific density issue, but also about overlay districts in general. He would also like to know the manner in which the order of agenda items are arranged.

City Attorney McDonell explained that generally zoning issues are discussed at staff level, then goes to Plan Commission for their input. When the City council passed the Zoning Rewrite, they expected clean up issues.

City Manager Cameron Clapper noted that there was a meeting scheduled on Tuesday with Larry Witzling to talk about parking.

Next regular Plan Commission meeting – August 11, 2014.

Moved by Stanek to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 10:00 p.m.

Vice-Chairperson Lynn Binnie

CERTIFIED SURVEY MAP NO.

Being a redivision of parts of Lot 1 and Lot 2, Certified Survey Map NO. 432 and parts of Lots 20-23, Block 4, Esterly's Addition to the Village (now City) of Whitewater, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

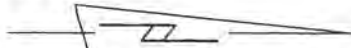
OWNERS:

MICHAEL W. FOELKER
515 E. MILWAUKEE ST.
WHITEWATER WI. 53190

MPKSP PROPERTIES LLC
N515 HOWARD ROAD
WHITEWATER WI. 53190

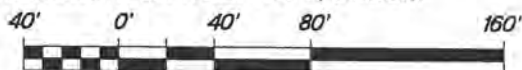
SURVEYOR:

KETTLE MORaine SURVEING INC.
P.O. BOX 357
EAGLE WI. 53119
262-594-3484



SCALE 1"=80'

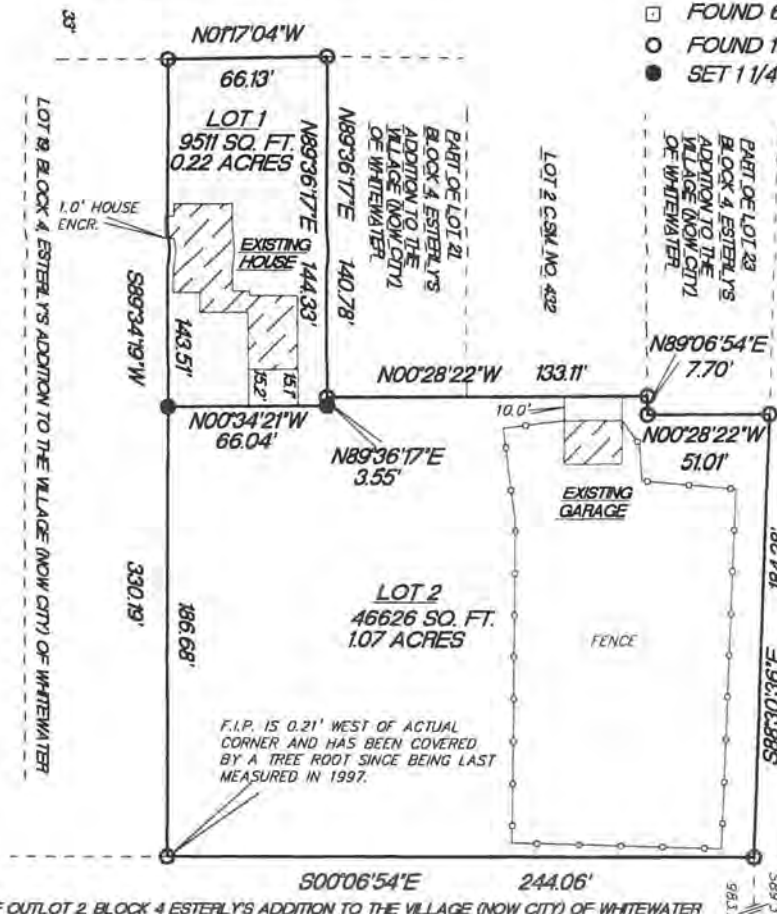
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4-4-15 AND IS ASSUMED TO BEAR S00°28'57"E, (NAD27).



DANN STREET

LEGEND

- FOUND 6" CONC. MON. W/BRASS CAP
- FOUND 1 1/4" O.D. IRON PIPE
- SET 1 1/4" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LIN. FT.



PART OF OUTLOT 2, BLOCK 4, ESTERLY'S ADDITION TO THE VILLAGE (NOW CITY) OF WHITEWATER

SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-15
STATE PLANE COORDINATES
NORTHING: 304,425.13
EASTING: 2,343,953.58

NORTH WITNESS CORNER FOR EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4-4-15
SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-15
STATE PLANE COORDINATES
NORTHING: 305,108.29
EASTING: 2,343,947.83

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4-4-15
STATE PLANE COORDINATES
NORTHING: 307,066.42
EASTING: 2,343,931.34



LOCATION MAP
S.E. 1/4 SEC. 4-4-15
1"=2000

THIS INSTRUMENT WAS DRAFTED BY: TERRANCE E. PISAREK

MILWAUKEE STREET



TERRANCE E. PISAREK S-1930
DATED THIS 2ND DAY OF OCTOBER, 2014

JOB NO. 14091

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

Being a redivision of parts of Lot 1 and Lot 2, Certified Survey Map NO. 432 and parts of Lots 20-23, Block 4, Esterly's Addition to the Village (now City) of Whitewater, being a part of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, registered land surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being a redivision of parts of Lot 1 and Lot 2, Certified Survey Map NO. 432 and parts of Lots 20-23, Block 4, Esterly's Addition to the Village (now City) of Whitewater, being a part of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 4; thence South 00°28'57" East along the East line of the Southeast $\frac{1}{4}$ of said Section 4, 989.34 feet; thence South 89°31'03" West, perpendicular to the East line of the Southeast $\frac{1}{4}$ of said Section 4, 983.25 feet to a point on the South line of Milwaukee Street and the Northeast corner of said Lot 23 and the Point of Beginning; thence South 00°06'54" East along the East line of said Lots 20-23, 244.06 feet to the South line of said Lot 20; thence South 89°34'19" West along said South line, 330.19 feet to the West line of said Lot 20; thence North 01°17'04" West along said West line, 66.13 feet to the North line of said Lot 20; thence North 89°36'17" East along said North line, 140.78 feet; thence North 00°28'22" West, 133.11 feet; thence North 89°06'54" East, 7.70 feet; thence North 00°28'22" West, 51.01 feet to the North line of said Lot 23 and the South line of Milwaukee Street; thence South 88°30'36" East along said North and South line, 184.28 feet to the Point of Beginning, containing 1.29 acres of land.

That I have made such survey, land division and map by the direction of MPKSP Properties LLC and Michael Foelker, Owners of said land.

That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the City of Whitewater in surveying, dividing and mapping the same.

Dated this 2nd Day of October, 2014




Terrance E. Pisarek, S 1930

OWNERS CERTIFICATE

I, Mike Pope as Representative for MPKSP Properties LLC, (Owner), do hereby certify that I have caused the land described to be surveyed, divided mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance.

I also certify that this Certified Survey Map is required to be approved by the following: City of Whitewater.

DATE: _____, 20__

Mike Pope, Representative

**STATE OF WISCONSIN)
COUNTY OF WAUKESHA)**

Personally came before me this _____ day of _____, 20__ the above named person to me be known to be the person who signed the foregoing instrument and acknowledged that he executed the same.

My commission expires: _____

Notary Public

CERTIFIED SURVEY MAP NO. _____

Being a redivison of parts of Lot 1 and Lot 2, Certified Survey Map NO. 432 and parts of Lots 20-23, Block 4, Esterly's Addition to the Village (now City) of Whitewater, being a part of the Northwest ¼ and the Northeast ¼ of the Southeast ¼ of Section 4, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

OWNERS CERTIFICATE

I, Michael W. Foelker as owner, do hereby certify that I have caused the land described to be surveyed, divided mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance.

I also certify that this Certified Survey Map is required to be approved by the following: City of Whitewater.

DATE: _____, 20__

Mike Foelker, Owner

**STATE OF WISCONSIN)
COUNTY OF WAUKESHA)**

Personally came before me this _____ day of _____, 20__ the above named person to me be known to be the person who signed the foregoing instrument and acknowledged that he executed the same.

My commission expires: _____

Notary Public

City of Whitewater approval

Approved by the City of Whitewater on the _____ day of _____, 20__.

Michele Smith, City Clerk

NOTES:

This Certified Survey Map does not create any additional parcels.

Dated this 2nd Day of October, 2014



M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard, City Planner

Date: 3 October 2014

Re: **Item # 4** Proposal to review the Mini Warehouse Facility to be located at 1002 S. Janesville Street (W9144 STH 59) for Larry Matthews.

Summary of Request		
Requested Approvals:	Review the Mini Warehouse Facility	
Location:	1002 S. Janesville Street (W9144 STH 59)	
Current Land Use:	Site is Vacant Land	
Proposed Land Use:	Mini Warehouse Facility	
Current Zoning:	B-3 Highway Commercial and Light Industrial	
Proposed Zoning:	No change.	
Comprehensive Plan's Future Land Use:	Highway Commercial	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	<i>US-12 Right of Way</i>	
West:	Subject Property	East:
<i>AT</i> Agricultural Transition		<i>Not In City Limits</i>
	South:	
	<i>Not In City Limits</i>	

Description of the Proposal:

This proposal involves constructing mini warehouses which are permitted in this district under 19.33.020. The drive way access is located on State Trunk Highway 59. The mini warehouses consist of 5 buildings that will total 29,650 sq ft. The mini warehouses are going to be built in four phases over a four year time period.

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the Mini Warehouse Facility and subject to the following conditions of approval:

1. The Fire Department has requested that a fire hydrant must be placed every 300 feet on highway 59 and one located at the Northwest corner of the property. The hydrants and lines must all be the same diameter.
2. The stormwater management plan is reviewed and approved by the City Engineer.
3. Any other conditions identified by the Plan Commission.

Suggested Findings are presented on the following page.

SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 1002 S. Janesville Street (W9144 STH 59)		
Conditional Use Permit Review Standards per Section 19.66.050:		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	The site is located in an area that is land locked by the surrounding road right of way. Any adjacent land being utilized is currently farmland.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Pending approval from the City Engineer and approval by the Fire Department.
3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.	Yes	The site meets the zoning requirements.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for Highway Commercial.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The development is a permitted use in this zoned area.



#4
Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540


TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Whitewater Municipal Building Community Room located at 312 W. Whitewater Street on the 13th day of October, 2014, at 6:30 p.m. to review the proposed mini storage facility to be located at 1002 S. Janesville Street (W9144 STH 59) for Larry Matthews.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

The above meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540.



Chris Munz-Pritchard, Neighborhood Services Director/City Planner

1002 S. Janesville St.

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/WUP 00327	HOFFMANN LANDS LTD		8612 N. LIMA CENTER RD	WHITEWATER	WI	53190-0000
/WUP 00341	MOUNTAIN WEST BANK		1225 CEDAR ST	HELENA	MT	59601-0908
/WUP 00342	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53700-0000
D W 800004	FRANK J HALL TRUST	HARRIET E HALL TRUST	2414 W AVALON RD	JANESVILLE	WI	53546-0000
D W 800007	DAVID A MCCOMB	BARBARA A MCCOMB	W9230 STATE RD 59	WHITEWATER	WI	53190-3710
D W 800007A	EVA N RAUFMAN		W9204 STATE RD 59	WHITEWATER	WI	53190-0000
D W 800009	WHITEWATER COUNTRY CLUB		P. O. BOX 237	WHITEWATER	WI	53190-0000
	MICHAEL SINA		N8660 CONVERSE ROAD	WHITEWATER	WI	53190-0000
	LARRY MATTHEWS		N7030 HILLSIDE CT	WHITEWATER	WI	53115-4120

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 9-12-14.
2. Agenda Published in Official Newspaper on 10-9-14.
3. Notices of the public review mailed to property owners on 9-30-14.
4. Plan Commission holds the public review on 10-13-14.
They will hear comments of the Petitioner and comments of property owners.
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project W 9144 5TH 59 WHITEWATER
Zoning of Property B-3

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:

- A. The size and locations of:
- 1) Rooms;
 - 2) Doors;
 - 3) Windows;
 - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
 - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
 - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
 - 7) Chimney(s) - include also the type of construction (masonry or factory built);
 - 8) Heating equipment;
 - 9) Cooling equipment (central air conditioning, if provided);
 - 10) Attic and crawl space access; and
 - 11) Fire separation between dwelling and garage.
 - 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:

- A. Information on exterior appearance (wood, stone, brick, block, colors);
- B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
- C. Indicate color of Trim SLATE, Siding BEIGE, Roofing SLATE
- D. Electrical service entrance/transformer location.

11. **Type of Project:**

- A. Single family;
- B. Duplex;
- C. Multifamily # units _____;
Condominium # units _____;
Sorority # units _____;
Fraternity # units _____;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls _____;
- G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: LARRY MATTHEWS
Applicant's Address: N7030 HILLSIDE CT
DELAWARE WI 53115-4120 Phone # 920-728-4926

Owner of Site, according to current property tax records (as of the date of the application):
MOUNTAIN WEST BANK
Street address of property: W9144 STH 59 WHITEWATER 53190
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: WARREN HANSEN
Name of Firm: FARRIS, HANSEN & ASSOC., INC
Office Address: 7 RIDGEWAY CT
ELKHORN WI 53121 Phone: 262-723-2018
Name of Contractor: _____

Has either the applicant or the owner had any variances issued to them, on any property? YES ☐ NO ☒
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: LANDSCAPE SUPPLY Current Land Use: _____
Accessory or Secondary Uses: TRUCKING BUSINESS
Proposed Use
MINI-STORAGE FACILITY 19.33.020.F

No. of occupants proposed to be accommodated: APPROX. 250 UNITS (10X20 EA.)
No. of employees: 2
Zoning District in which property is located: B-3
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.33.020.F

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Mini-WAREHOUSE PERMITTED UNDER 19.33.020
B. The proposed development will be consistent with the adopted city master plan;	MEETS B-3 PERMITTED USES.
C. The proposed development will be compatible with and preserve the important natural features of the site;	CURRENT SITE IS VACANT LAND.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	NEIGHBORS INCLUDE FARM LAND AND TRUCKING / LANDSCAPE SUPPLY.

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	ACCESS TO GATE & FACILITY WILL BE OFF ROAD WITH ROOM FOR CAR AND TRAILER ON APPROACH.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	CURRENT LAND IS VACANT, WITH LANDSCAPE SUPPLY BUSINESS GROWING NEXT DOOR. FARMLAND TO THE NORTH.
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N.A.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	ALL STRUCTURES WILL BE SINGLE STORY.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

“Plan Review” may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Sally Matthews 9-12-2014
Applicant's Signature Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City 9-12-14 Receipt No. 6.011457

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 9-30-14
Date set for public review before Plan & Architectural Review Board: 10-13-14

ACTION TAKEN:

Plan Review:	Granted	Not Granted by Plan & Architectural Review Commission.
1. <u>1000</u>	1000	1000
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CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman _____

Date _____

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

LARRY MATTHEWS, the applicant/petitioner for

(Owner's Name): WIND ENTERPRISES, LLC, dated: 9-12-2014

Phone # 920-728-4926, tax key #(s) _____

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

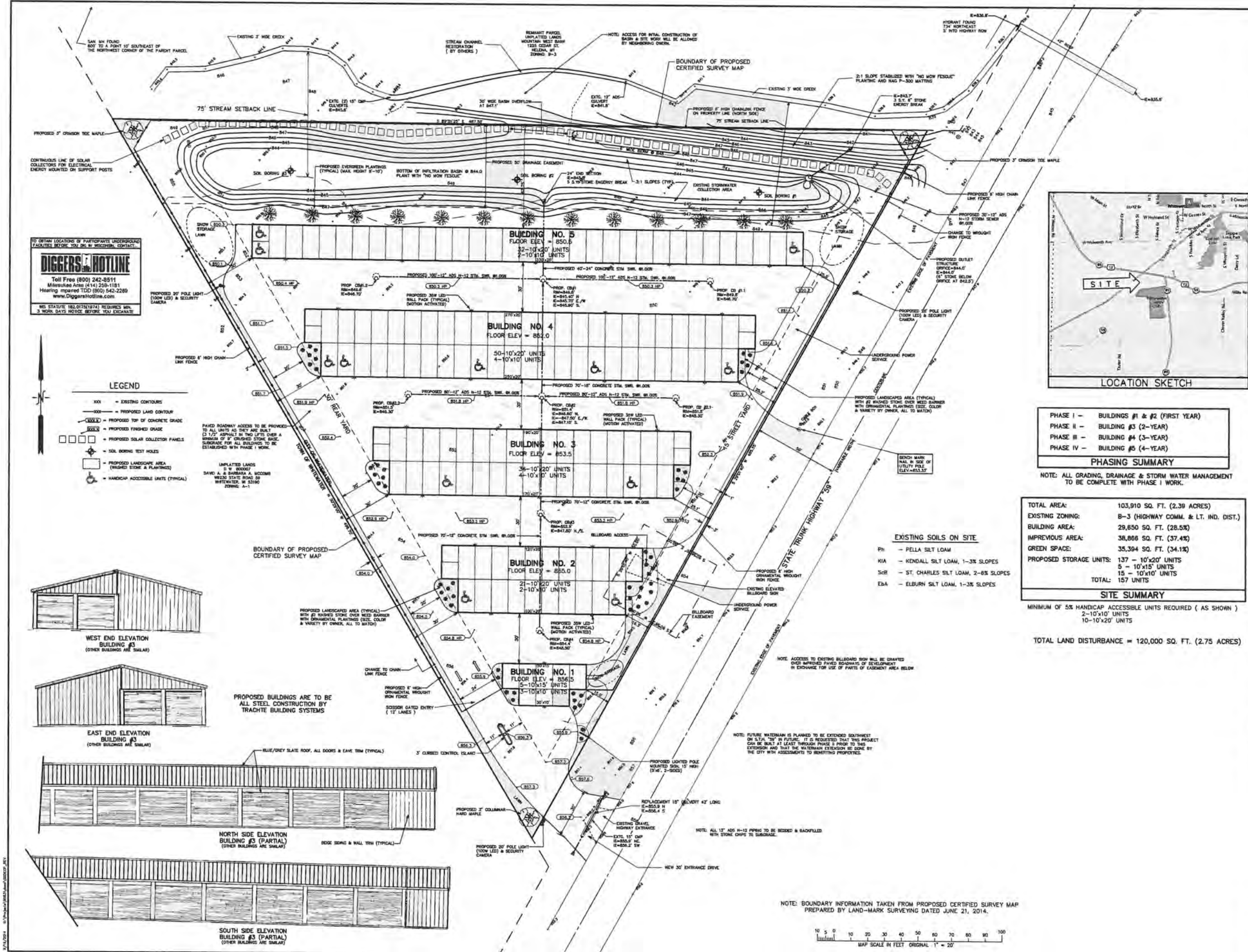
Dated this 12 day of SEPT., 2014

Larry Matthews (Signature of Applicant/Petitioner)

LARRY MATTHEWS (Printed Name of Applicant/Petitioner)

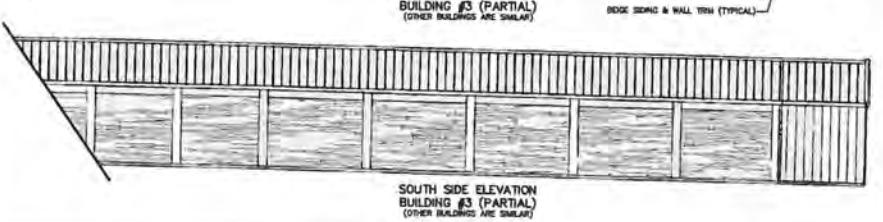
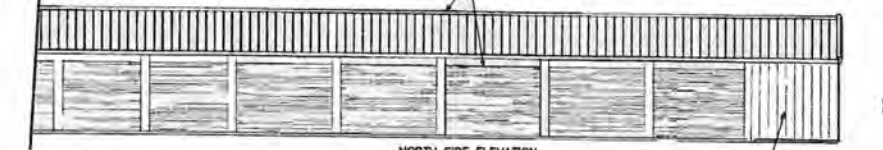
(Signature of Owner of Property & Date Signed)

(Printed Name of Owner of Property)



DIGGERS HOTLINE
Toll Free (800) 242-8511
Mississippi Ave (114) 255-1181
Hearing impaired TDD (800) 542-2289
www.DiggersHotline.com
NO STATUTE 182.07(1)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- LEGEND**
- XXX = EXISTING CONTOURS
 - = PROPOSED LAND CONTOUR
 - = PROPOSED TOP OF CONCRETE GRADE
 - = PROPOSED FINISHED GRADE
 - = PROPOSED SOLAR COLLECTOR PANELS
 - = SOL BORING TEST HOLES
 - = PROPOSED LANDSCAPE AREA (TYPICAL)
 - = HANDICAP ACCESSIBLE UNITS (TYPICAL)



PHASING SUMMARY

NOTE: ALL GRADING, DRAINAGE & STORM WATER MANAGEMENT TO BE COMPLETE WITH PHASE I WORK.

PHASE I -	BUILDINGS #1 & #2 (FIRST YEAR)
PHASE II -	BUILDING #3 (2-YEAR)
PHASE III -	BUILDING #4 (3-YEAR)
PHASE IV -	BUILDING #5 (4-YEAR)

SITE SUMMARY

TOTAL AREA:	103,910 SQ. FT. (2.39 ACRES)
EXISTING ZONING:	B-3 (HIGHWAY COMM. & LT. IND. DIST.)
BUILDING AREA:	29,650 SQ. FT. (28.5%)
IMPROVED AREA:	38,886 SQ. FT. (37.4%)
GREEN SPACE:	35,394 SQ. FT. (34.1%)
PROPOSED STORAGE UNITS:	137 - 10'x20' UNITS 5 - 10'x15' UNITS 15 - 10'x10' UNITS
TOTAL:	157 UNITS

MINIMUM OF 5% HANDICAP ACCESSIBLE UNITS REQUIRED (AS SHOWN)
2-10'x10' UNITS
10-10'x20' UNITS

TOTAL LAND DISTURBANCE = 120,000 SQ. FT. (2.75 ACRES)

- EXISTING SOILS ON SITE**
- Ph - PELLA SILT LOAM
 - Kia - KENDALL SILT LOAM, 1-3% SLOPES
 - ScE - ST. CHARLES SILT LOAM, 2-6% SLOPES
 - EaA - ELBURN SILT LOAM, 1-3% SLOPES

NOTE: BOUNDARY INFORMATION TAKEN FROM PROPOSED CERTIFIED SURVEY MAP PREPARED BY LAND-MARK SURVEYING DATED JUNE 21, 2014.

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 MIDWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 733-2088 FAX: (262) 733-3888

REVISIONS

8/11/2014-KB	SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
8/13/2014-KB	ADJUST HIGHWAY DEDICATION & SETBACK

PROJECT NO. 9083
DATE 07/11/2014
SHEET NO. 1 OF 1

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard, City Planner

Date: 3 October 2014

Re: **Item # 5** Proposed Conditional Use Permit to allow for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District at 1014 W. Main Street for Ryan Hughes.

Summary of Request		
Requested Approvals:	Conditional Use Permit for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District	
Location:	1014 W. Main Street	
Current Land Use:	Site of a former funeral home	
Proposed Land Use:	5 unit townhouse style residential apartment building	
Current Zoning:	R-3 Multi-family	
Proposed Zoning:	No change.	
Comprehensive Plan's Future Land Use:	Higher Density Residential / Community Business	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	R-3 Multi-Family	
West:	Subject Property	East:
R-3 Multi-Family		I Institutional (Campus Parking Lot)
	South:	
	R-3 Multi-Family	

Description of the Proposal:

This is a proposed Conditional Use Permit to allow for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District. This is the site of the former funeral home at the northwest corner of Main and Prince.

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

The Code requires a Conditional Use Permit for the following reason:

- 19.21.030 B Multifamily dwellings and attached dwellings, over four units (new construction only).
- 19.21.030 E Any building over forty feet.

The Proposed Apartment units meet all yard requirements including the North Prince Street set back of twenty-five (25) feet (code 19.21.060 B).

The Maximum building height in the district is forty-five (45) feet or four stories (19.21.080). The proposed Apartment at the peak of the roof is thirty-two (32) feet.

The parking entrance is located on North Prince Street. Parking is a combination of garage parking and lot which are located in the rear of the Units.

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Conditional Use Permit subject to the following conditions of approval:

1. The current building proposal is at 40% impervious surface. When the future apartment units are added storm water Mitigation for the increase impervious surface must be addressed in addition to obtaining a Conditional Use Permit for the new structure.
2. The current building must be removed. The removal includes the foundation and utility laterals. The area that the current building is located at must be grading and fill to match surrounding grade. The building removal and grade work must be completed prior to pouring the foundation for the apartment units.
3. Any other conditions identified by City Staff or the Plan Commission.



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of October 2014 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit to allow for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District located at 1014 W. Main Street for Ryan Hughes.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540


Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
/A 43800001	WALGREEN CO		PO BOX 1159		DEERFIELD	IL	60015-0000
/BA 00001	RUSSELL R WALTON		1005 W MAIN ST	SUITE C	WHITEWATER	WI	53190-0000
/BA 00003A	RUSSELL R WALTON	KIMBERLY A WALTON	211 S PRINCE ST		WHITEWATER	WI	53190-0000
/BA 00003B	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/BA 00004	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/BH 00003	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/BH 00004	SUSAN J SAASKI		135 N TRATT ST		WHITEWATER	WI	53190-0000
/BH 00005	CHASE J KINCAID		W377 S2283 KINCAID LN		DOUSMAN	WI	53118-0000
/BH 00006	CHARLES A NORTH	URSULA M NORTH	142 N LINDSEY CT		WHITEWATER	WI	53190-0000
/BH 00007	CHASE J KINCAID		W377 S2283 KINCAID LN		DOUSMAN	WI	53118-0000
/BH 00008	GARY KINCAID	KATHLEEN KINCAID	W1581 ISLAND RD		PALMYRA	WI	53156-0000
/BH 00010	GARY KINCAID	KATHLEEN KINCAID	W1581 ISLAND RD		PALMYRA	WI	53156-0000
/BH 00012	DLK ENTERPRISES INC		144 N TRATT ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00008	JOHN TINCHER TRUST		N1190 CTY RD N		WHITEWATER	WI	53190-0000
/CON 00009	DLK FARM SERVICE INC		513 W. CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009A	DLK FARM SERVICE INC		513 W CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009D	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00141	BOARD OF REGENTS OF STATE UNIVERSITIES		800 W MAIN ST		WHITEWATER	WI	53190-0000
/WUP 00142	BOARD OF REGENTS OF STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00143	BOARD OF REGENTS OF STATE COLLEGES				WHITEWATER	WI	53190-0000
/WUP 00144	BOARD OF REGENTS UNIVERSITY OF WISCONSIN		1930 MONROE ST	PO BOX 8010	MADISON	WI	53708-0000
/WUP 00145	BOARD OF REGENTS STATE COLLEGES				WHITEWATER	WI	53190-0000
/WUP 00146	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00146A	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00147	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00148	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00167	FIRST CITIZENS STATE BANK OF WHITEWATER		207 W. MAIN ST		WHITEWATER	WI	53190-0000
/WUP 00169	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00170	CERANSKE PROPERTY MANAGEMENT		N9503 WOODWARD RD		WHITEWATER	WI	53190-0000
/WUP 00171	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/WUP 00172	DLK FARM SERVICE INC		141 W. WHITEWATER ST.	PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00172A	DLK FARM SERVICE INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00172B	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00172D	DLK ENTERPRISES INC		141 W. WHITEWATER ST.	PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00172E	CHASE J KINCAID		W1322 S SHORE DR		PALMYRA	WI	53156-0000
/WUP 00173	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-8466
/WUP 00173A	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-8466
/WUP 000173B	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-8466
/WUP 00174	STARIN PRINCE RENTALS LLC		W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/WUP 00175	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00175A	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0239
/WUP 00176	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00177	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00187	PRINCE STREET RENTALS LLC		W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewaterwi.gov
(262) 944-1144

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 1014 W. Main Street
Owner's Name: Campus Edge Apartments, LLC
Applicant's Name: Ryan Hughes
Mailing Address: 8820 Hollybush Ln, Verona, WI 53593
Phone #: (608) 279-9969 Email: warhawkcountry@gmail.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): Part of the South East One-quarter (1/4) of the North West One-quarter (1/4) of Section Five (5), in Township Four (4) North, Range Fifteen (15) East, in the City of Whitewater

Existing and Proposed Uses:

Current Use of Property: Existing - Multifamily
Zoning District: R-3
Proposed Use: Proposed - Multifamily

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	Proposed is new construction and consistent with the residential style multifamily surrounding the site.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Curb cut to be eliminated close to intersection. Adequate parking will be provided. Quality landscaping will be installed and maintained.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Correct, the conditional use request will conform.
D. That the conditional use conforms to the purpose and intent of the city Master Plan	Property neighbors other multifamily and the university. Under the comprehensive plan, the block was identified as high density residential.

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: _____

Date: 8/10/2014

Printed: Ryan Hughes

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TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. \$100.00 fee filed on 9-15-14. Received by: J. Wegner Receipt #: 6.011496
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 10-2-14.
- 3) Notices of the Public Hearing mailed to property owners on 9-30-14.
- 4) Plan Commission holds the PUBLIC HEARING on 10-13-14. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

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Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

****Note:** The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Campus Edge Apartments, LLC - Ryan Hughes

Applicant's Mailing Address: 8820 Hollybush Lane
Verona, WI 53593

Applicant's Phone Number: (608) 279-9969

Applicant's Email Address: warhawkcountry@gmail.com

Project Information:

Name/Description of Development: Campus Edge Apartments

Address of Development Site: 1014 W. Main Street

Tax Key Number(s) of Site: /WUP 00173, /WUP 00173A & /WUP 00173B

Property Owner Information (if different from applicant):

Name of Property Owner: Same

Property Owner's Mailing Address: Same

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Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner
Ryan Hughes

Printed Name of Applicant/Petitioner
8/10/2014

Date of Signature

same

Signature of Property Owner (if different)
same

Printed Name of Property Owner (if different)

Date of Signature

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NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on _____.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____.
They will hear comments of the Petitioner and comments of property owners.
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project 1014 W. Main Street, Whitewater, WI 53190
Zoning of Property R-3 Multifamily

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:
- A. The size and locations of:
 - 1) Rooms;
 - 2) Doors;
 - 3) Windows;
 - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
 - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
 - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
 - 7) Chimney(s) - include also the type of construction (masonry or factory built);
 - 8) Heating equipment;
 - 9) Cooling equipment (central air conditioning, if provided);
 - 10) Attic and crawl space access; and
 - 11) Fire separation between dwelling and garage.
 - 12) Electrical service entrance/transformer location.
10. **Elevation drawings** which show:
- A. Information on exterior appearance (wood, stone, brick, block, colors);
 - B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
 - C. Indicate color of Trim____, Siding____, Roofing____.
 - D. Electrical service entrance/transformer location.
11. **Type of Project:**
- A. Single family;
 - B. Duplex;
 - C. Multifamily # units 5;
 Condominium # units _____;
 Sorority # units _____;
 Fraternity # units _____;
 - D. Office/Store;
 - E. Industrial;
 - F. Parking lot # of stalls _____;
 - G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Campus Edge Apartments, LLC - Ryan Hughes

Applicant's Address: 8820 Hollybush Ln, Verona, WI 53593

Phone #: (608) 279-9969

Owner of Site, according to current property tax records (as of the date of the application):
Campus Edge Apartments, LLC

Street address of property: 1014 W. Main Street, Whitewater, WI 53593

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Part of the South East One-quarter (1/4) of the North West One-quarter (1/4) of Section Five (5), in Township Four (4) North,
Range Fifteen, (15) East, in the City of Whitewater

Tax Key No: /WUP 00173, /WUP 00173A and /WUP 00173B

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual:

Name of Firm:

Office Address:

Phone:

Name of Contractor:

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: R-3 Multifamily

Current Land Use:

Accessory or Secondary Uses: N/A

Proposed Use

Request is for five new townhouse style apartment units. Each unit will include four bedrooms and two bathrooms. Seven interior and ten exterior parking stalls will be provided.

No. of occupants proposed to be accommodated: 25 occupants

No. of employees: 1 to 2

Zoning District in which property is located: R-3

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.21 R-3 Multifamily

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Correct, the proposed building will meet standards
B. The proposed development will be consistent with the adopted city master plan;	Under the comprehensive plan the block was identified as high density residential
C. The proposed development will be compatible with and preserve the important natural features of the site;	Impervious standards will be met and quality landscaping will be put in place and maintained.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Neighboring property is multifamily residential and the University

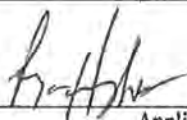
STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Plan meets parking requirements. Project is student focused and is situated across the street from campus.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Project is similar to neighboring residential style multifamily
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	Current structure is not on the Historic Register.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Correct

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.



Applicant's Signature

8/10/2014

Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____

Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

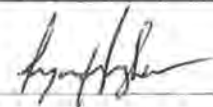
Ryan Hughes, the applicant/petitioner for
(Owner's Name): Campus Edge Apartments, LLC, dated: 8/10/2014
Phone # (608) 279-9969, tax key #(s) /WUP 00173, /WUP 00173A and /WUP 00173B

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 10th day of August, 2014.


(Signature of Applicant/Petitioner)

Ryan Hughes (Printed Name of Applicant/Petitioner)

 8/10/2014
(Signature of Owner of Property & Date Signed)

Campus Edge Apartments, LLC - Ryan Hughes (Printed Name of Owner of Property)

Campus Edge Apartments, LLC
Ryan Hughes

Redevelopment Description

The Proposed redevelopment includes clearing the subject site of all existing structures and constructing a five unit townhouse style apartment building. Each unit includes four bedrooms and two full bathrooms as well as a study or rec room in addition to the unit living room. Seven interior parking stalls are provided with an additional nine outside. Impervious lot coverage is 34.95%

R-3 zoning	Proposed Project
Permitted & Conditional Use	
Attached dwellings up to four units are permitted, with new construction dwellings over four units require a conditional use	Proposed is a new construction, five unit attached dwelling which requires a conditional use
Lot Area	
3,800 SF are required for every 4-bedroom unit in excess of 12,000 SF	Subject site is 32,203 SF total. Request is for five 4-bedroom units. Calculation is as follows: 12,000 SF minimum + (5 * 3,800 SF) = 31,000 SF
Lot Width	
Multifamily minimum is 100 ft.	CSM shows the lot width along Main Street is approximately 155 ft.
Yard Requirements	
Front = 30ft Side = 15 ft Corner side = 25 ft Rear = 30 ft	Phase I Proposed: Main Street = 42'8" ft Prince Street = 25 ft to porch and 30 ft to structure North rear = 30 ft West side = 81'8" ft
Lot Coverage	
350 SF is required for each dwelling unit excluding front set back and corner side set back area	Required open space = 350 SF * 5 units = 1,750 SF Usable open space provided totals 13,678 SF
Building Height	
Maximum building height is 45 ft.	Proposed peak of the roof is 32ft.
Park Fees	
Per dwelling unit park acquisition fee is \$214 Per dwelling unit park improvement fee is \$505 Park fees may be reduced if amount was previously paid or land was provided at the time of subdivision	Required fees total 5 units * \$214 = \$1,070 5 units * \$505 = \$2,525 Total = \$3,595 Site currently consists of 3 parcels and no additional density is requested above the lot area ratio level. Credit waiver for three units is requested reducing the fee to two units total.

Future Expansion

Under a conditional use, the existing R-3 zoning allows for 5 townhouse style apartment units.

The R-3 overlay district allows for a 20% reduction in the Lot Area ratio calculation which would allow one additional unit to be added to the site, bringing the total to 6 townhouse style apartment units.

If a 41% reduction in the ratio were allowed, the subject site could add 4 additional units above the existing R-3 for a total of 9 units. All other required areas would be met as well.

This future expansion shown falls between the current overlay ratio reduction standards and the 50% reduction which was part of the draft code for a majority of the rewrite discussion.

The subject request is just for the five units outlined in Phase I under the existing R-3

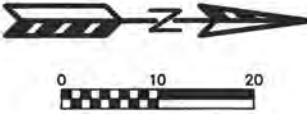
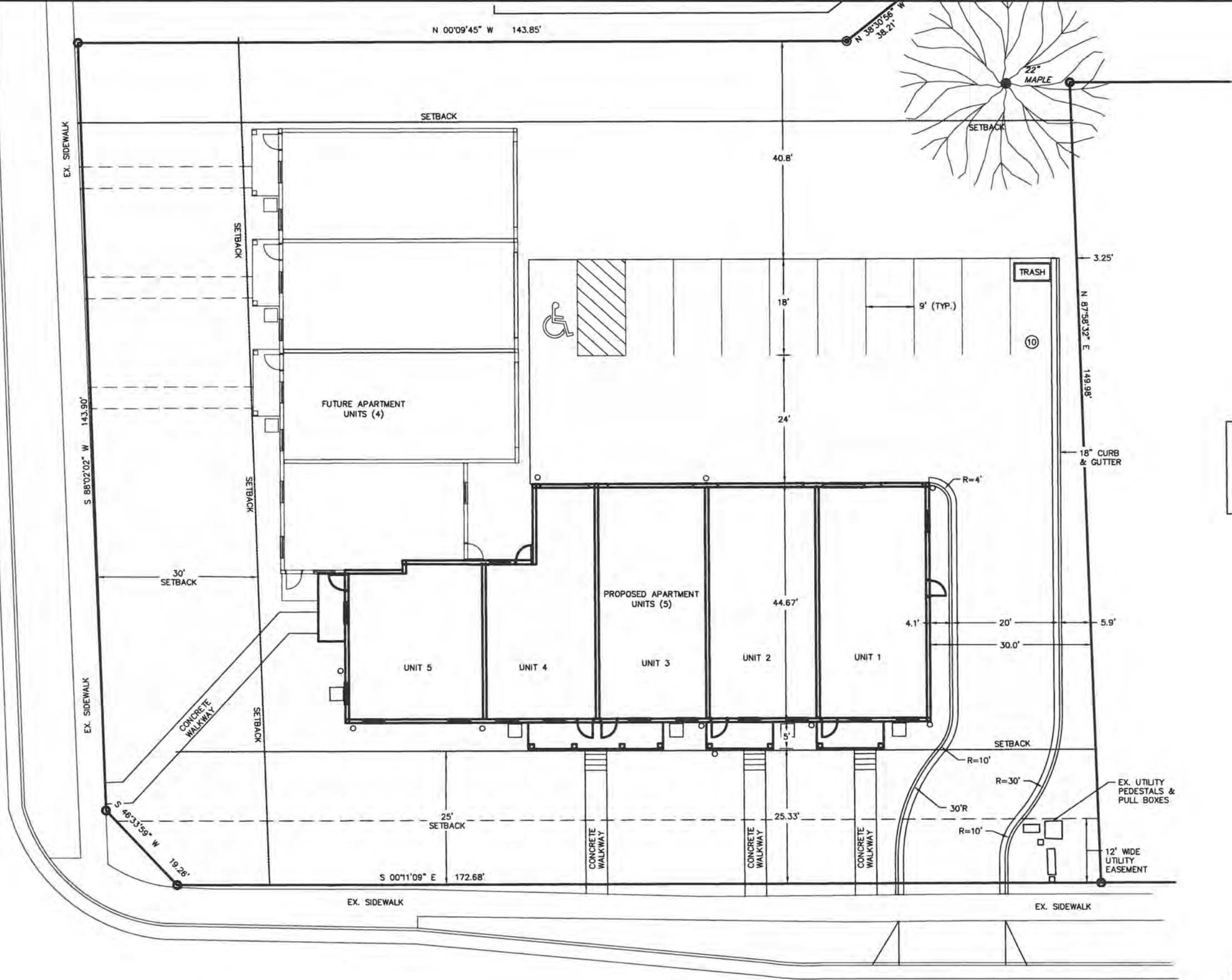
I am however asking that in the coming months, the Plan Commission and Common Council reevaluate the R-3 Overlay Ratio and consider an increase up to a 41% reduction,

Orientation of the Building

The subject request is for the Main Street yard to remain as the front yard for the following reasons:

- All other structures on Main Street front Main Street and it is preferred that the sight line be preserved.
- It is preferred to keep the parking lot entrance on Prince Street rather than Main Street.
- The building contains a sprinkler system and the sprinkler room needs to have access from the driveway.
- Intention of the redevelopment is to further fully develop the site along Main Street.

MAIN STREET



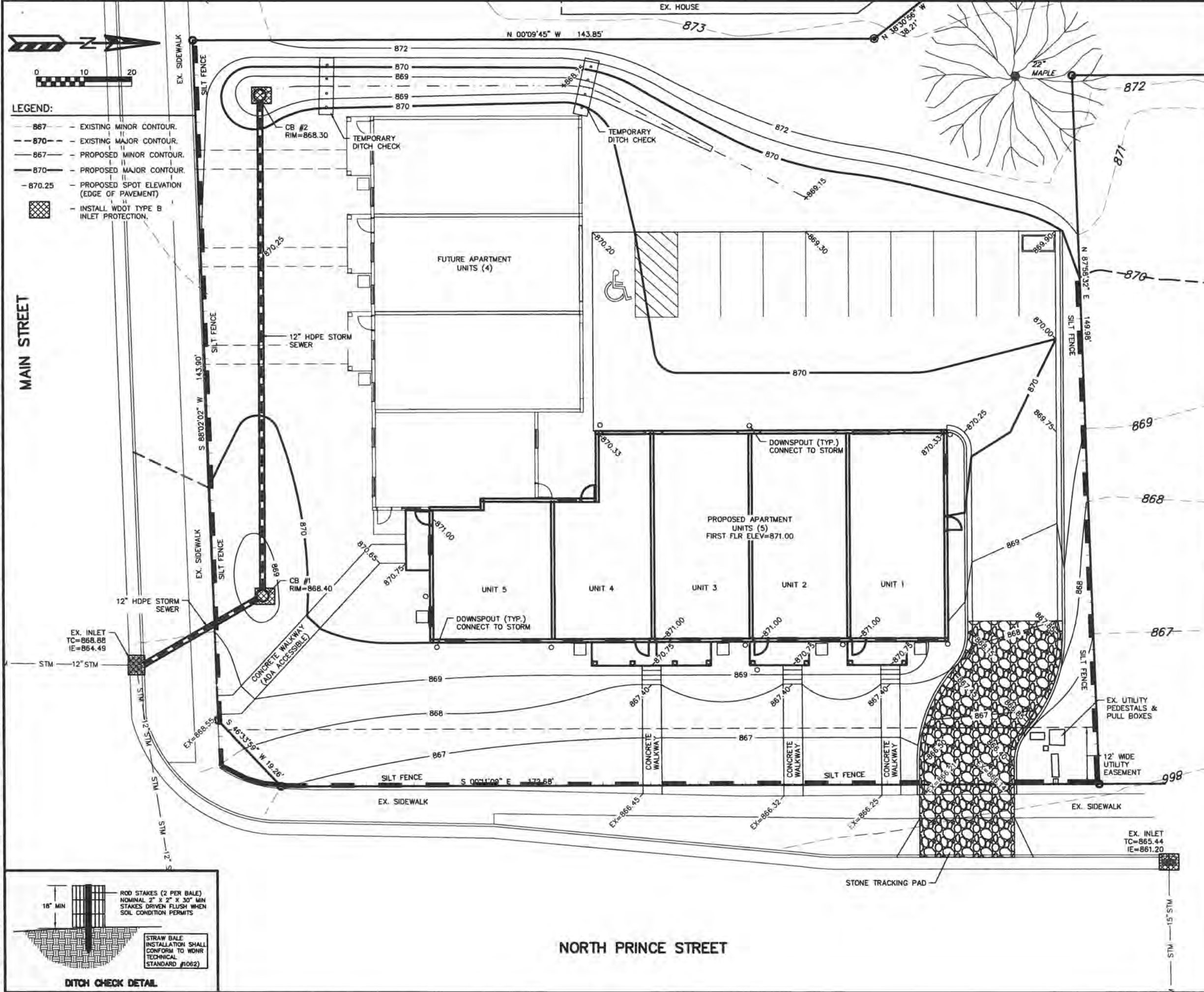
PROJECT AREA INFORMATION		
DESCRIPTION	AREA	PERCENTAGE
TOTAL LOT AREA	32,306 S.F.	100.00%
PHASE I IMPERVIOUS AREA	11,290 S.F.	34.95%
PHASE II IMPERVIOUS AREA	18,205 S.F.	56.35%

NORTH PRINCE STREET

STUDENT HOUSING PROJECT-CITY OF WHITEWATER
PROPOSED SITE PLAN
SHEET: C-2
DATED: SEPTEMBER 29, 2014

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750



EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.

TIME SCHEDULE:

NOVEMBER 1, 2014	INSTALL INITIAL EROSION CONTROL DEVICES.
NOVEMBER 2, 2014 - SEPT. 1, 2015	CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
SEPTEMBER 2 - 15, 2015	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. ALL DISTURBED AREAS SHALL BE SEEDING WITH MADISON PARKS MIX OR EQUAL MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDING AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

CAMPUS EDGE APARTMENTS, LLC
ATTN: RYAN C. HUGHES
8820 HOLLYBUSH LANE
VERONA, WI 53593

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN D. QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

STONE TRACKING PAD DETAIL

STONE TRACKING PAD
INSTALLATION SHALL
CONFORM TO WISCONSIN DNR
TECHNICAL STANDARD #1057

SILT FENCE CONSTRUCTION

SILT FENCE INSTALLATION SHALL
CONFORM TO WISCONSIN DNR
TECHNICAL STANDARD #1056

STUDENT HOUSING PROJECT-CITY OF WHITEWATER

GRADING AND EROSION CONTROL PLAN
SHEET: C-3
DATED: SEPTEMBER 29, 2014

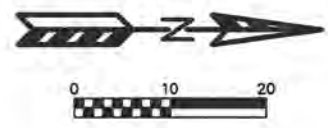
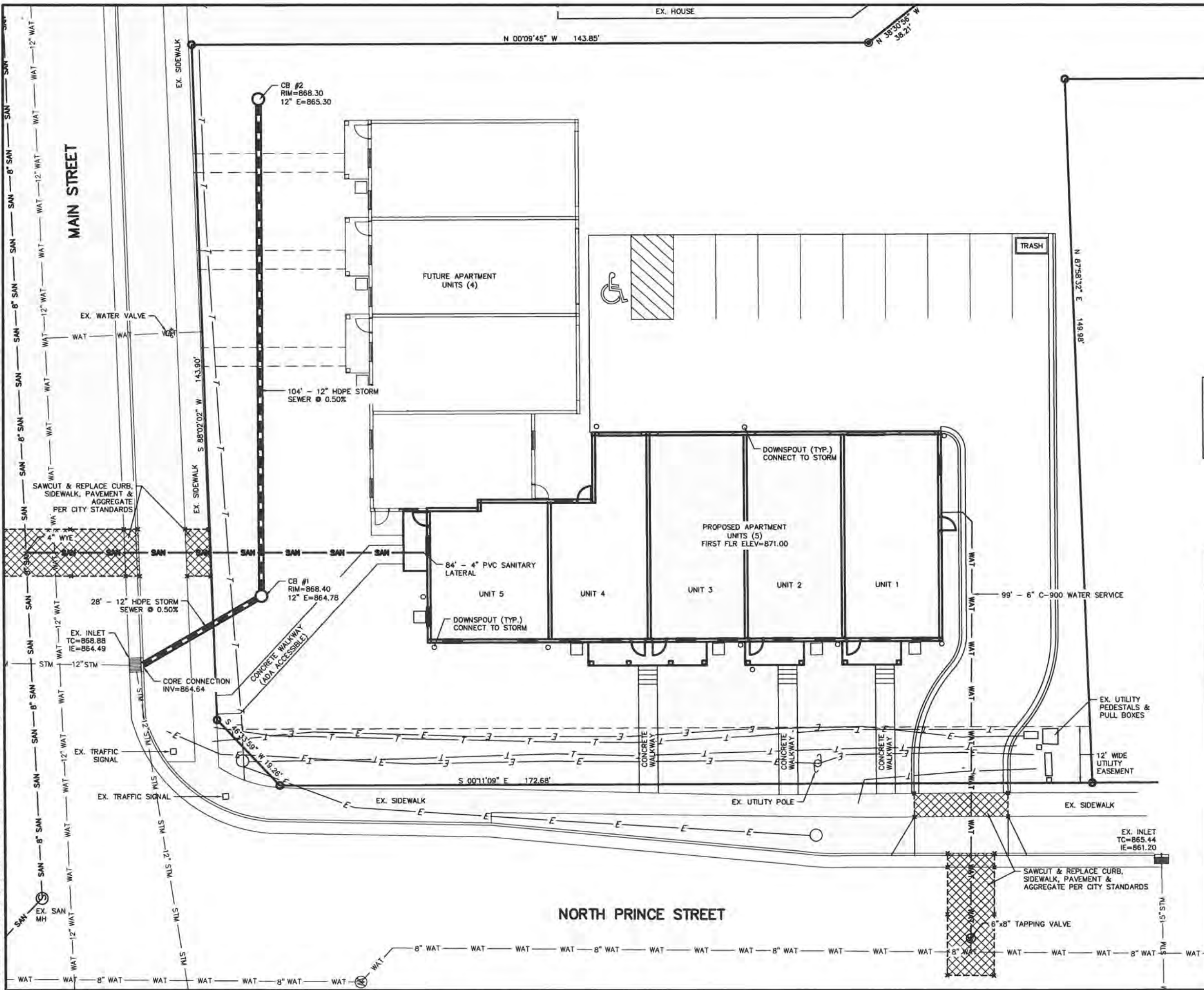
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, WI 53558
Phone (608) 838-7750; Fax (608) 838-7752

DITCH CHECK DETAIL

ROD STAKES (2 PER BALE)
NOMINAL 2" x 2" x 30" MIN
STAKES DRIVEN FLUSH WHEN
SOIL CONDITION PERMITS

STRAW BALE
INSTALLATION SHALL
CONFORM TO WISCONSIN
TECHNICAL
STANDARD #1062



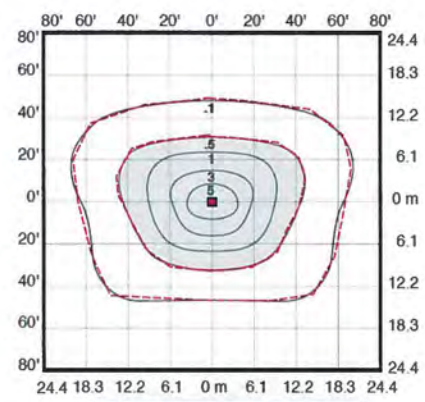
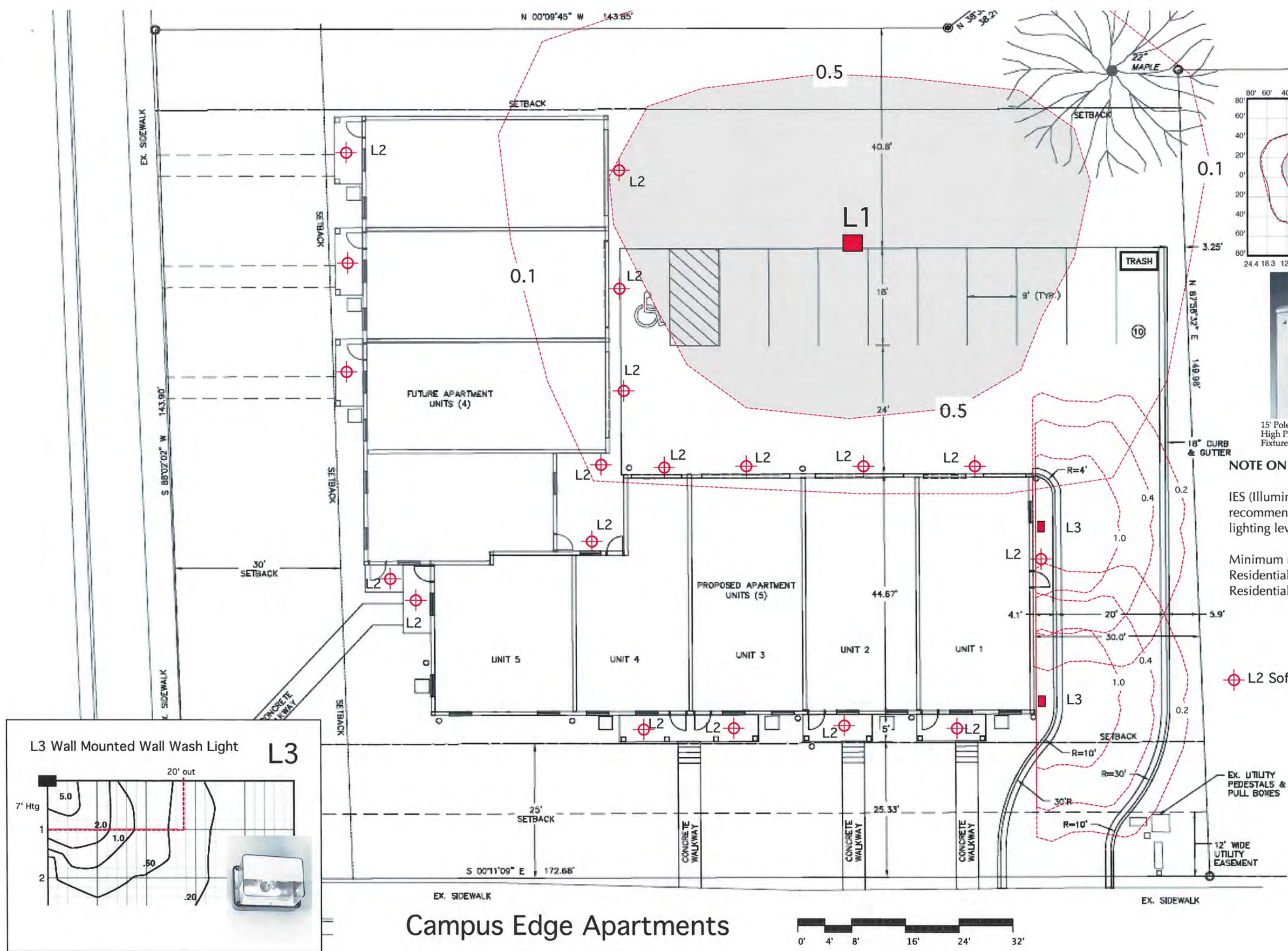
UTILITY NOTES:

- ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF WHITEWATER AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18\"/>
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE CITY WATER UTILITY DEPARTMENT PERSONNEL.
- THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE TO BE DESIGNED BY OTHERS.

STUDENT HOUSING PROJECT-CITY OF WHITEWATER

UTILITY PLAN
SHEET: C-4
DATED: SEPTEMBER 29, 2014

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L1
15' Pole Mounted - 150 W
High Pressure Sodium
Fixture A (175W MH Similar) 7 Required

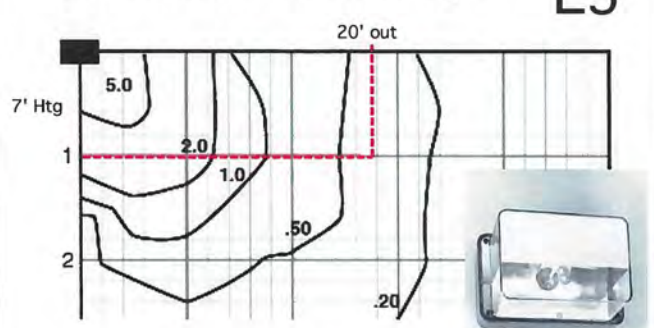
NOTE ON DESIGN LIGHTING LEVELS:

IES (Illuminating Engineering Society) recommendations for residential lighting levels is as follows:

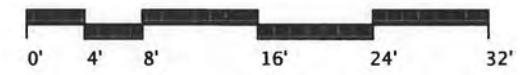
Minimum maintained lighting level:
Residential/ local roadways: .2 to .6 FC
Residential pedestrian ways: .5 FC

⊕ L2 Soffit Mounted Down Light

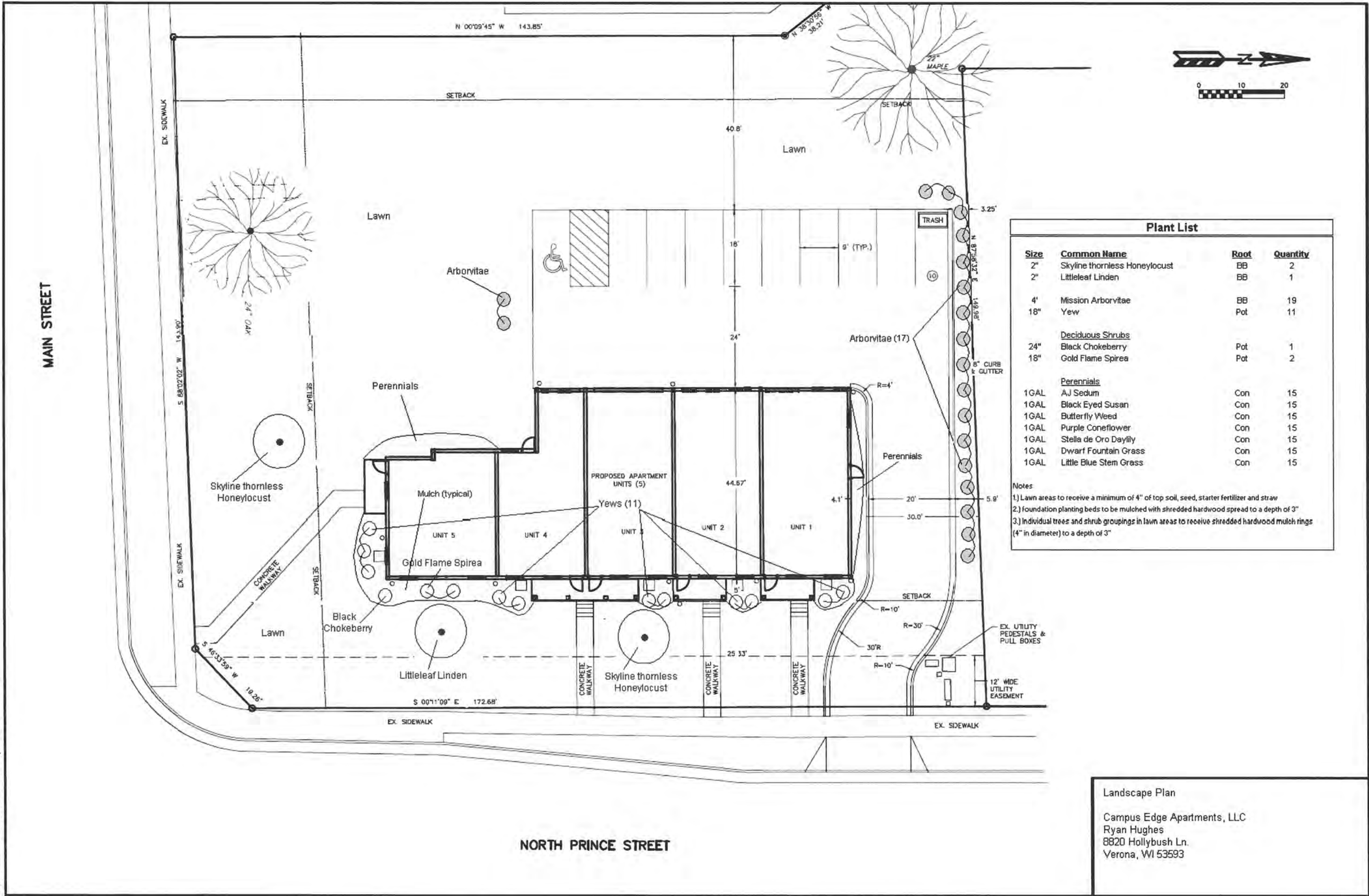
L3 Wall Mounted Wall Wash Light



Campus Edge Apartments

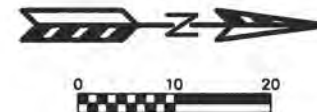
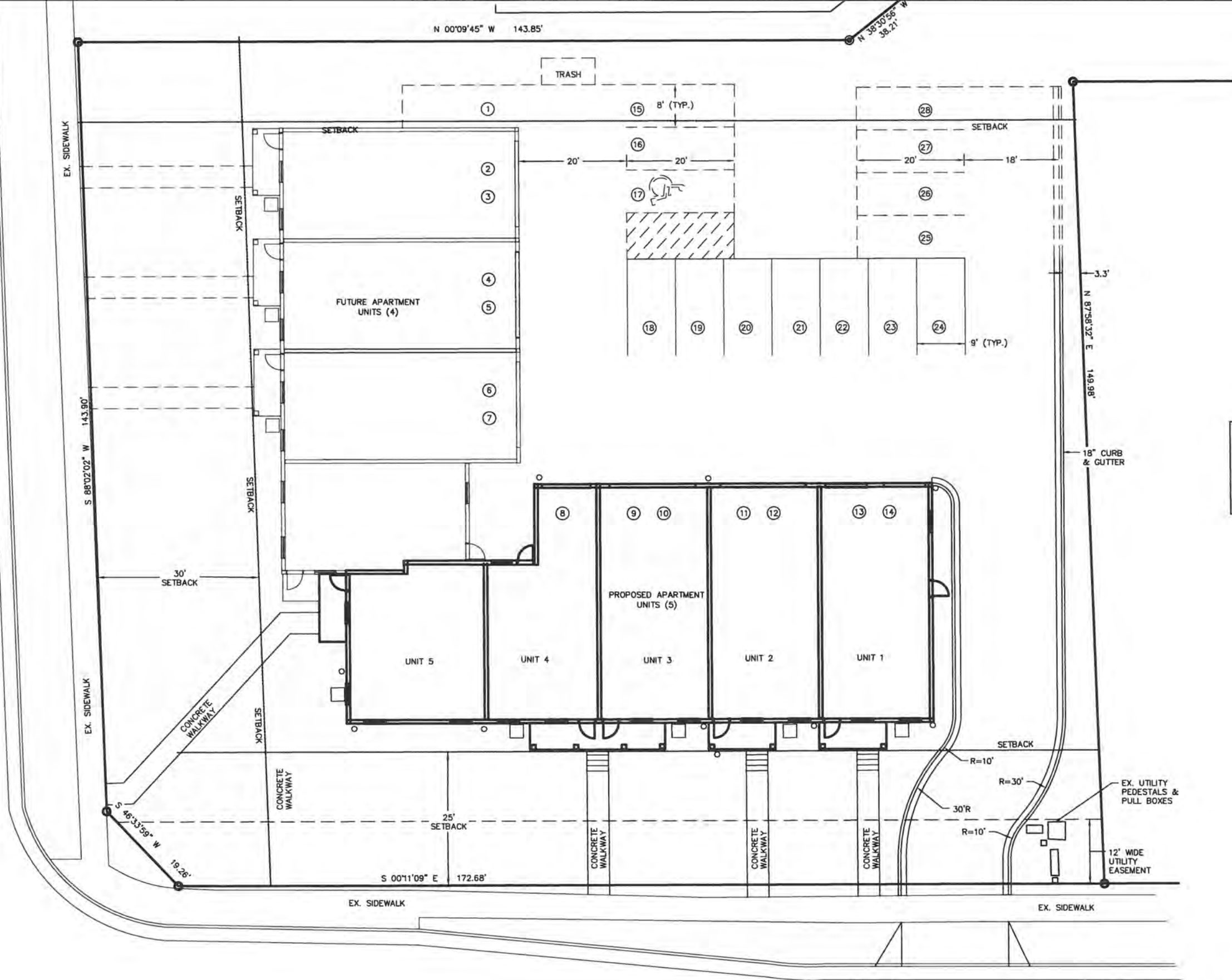


E1



Landscape Plan
Campus Edge Apartments, LLC
Ryan Hughes
8820 Hollybush Ln.
Verona, WI 53593

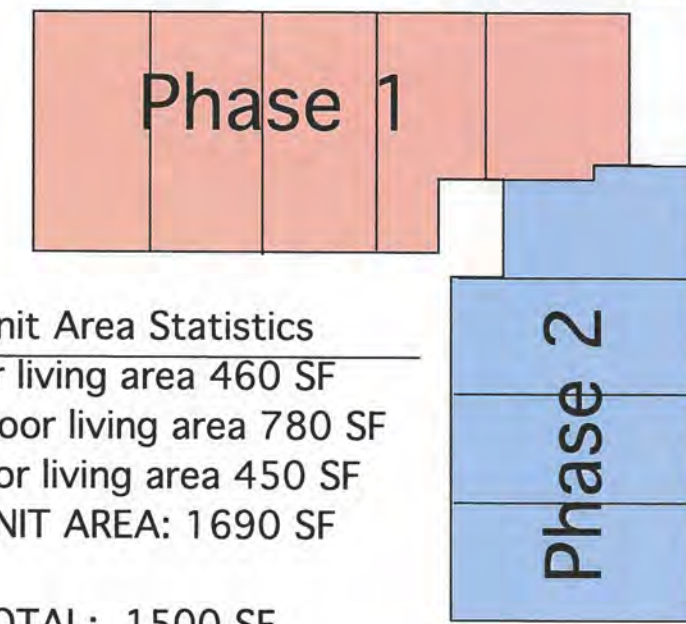
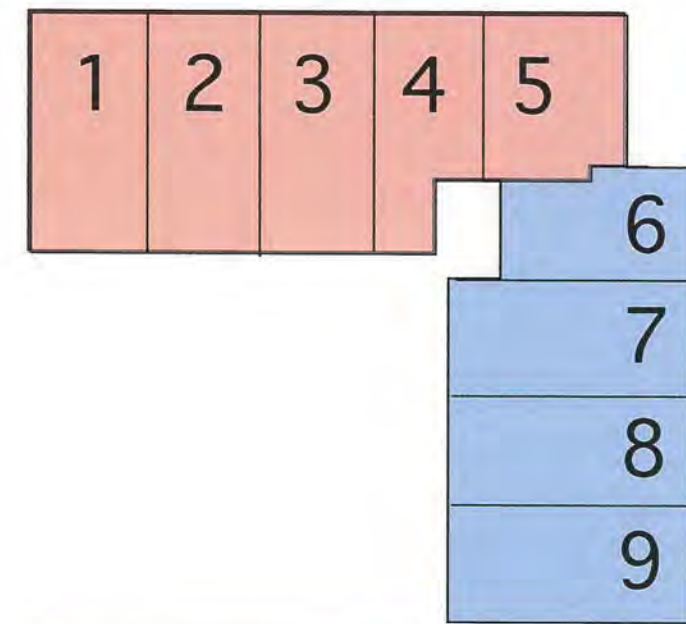
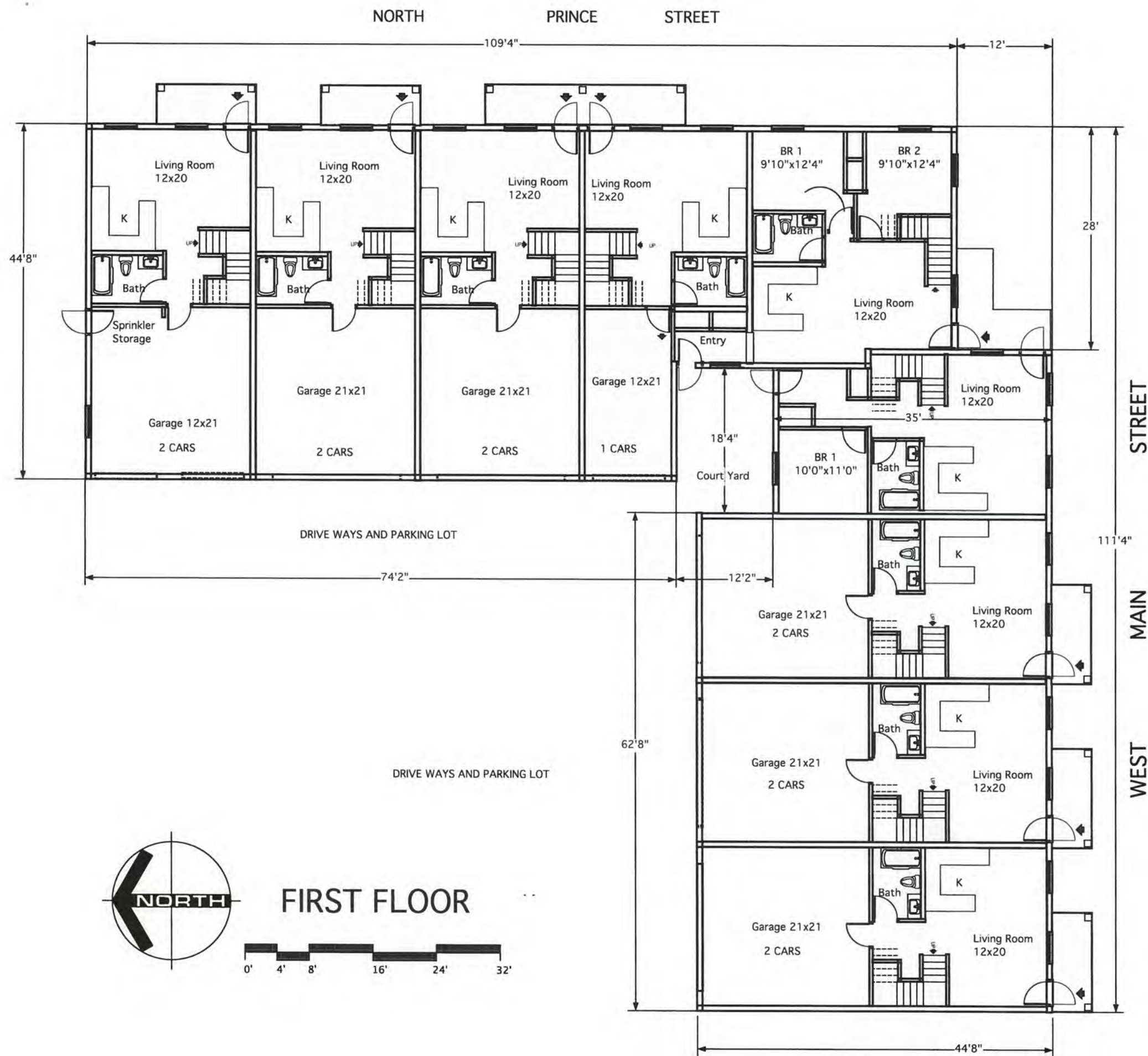
MAIN STREET



NORTH PRINCE STREET

STUDENT HOUSING PROJECT-CITY OF WHITEWATER
PROPOSED SITE PLAN - PHASE II
SHEET: C-5
DATED: SEPTEMBER 29, 2014

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Residential and Commercial Site Design Consultants
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Typical Unit Area Statistics
 First floor living area 460 SF
 Second floor living area 780 SF
 Study floor living area 450 SF
TOTAL UNIT AREA: 1690 SF

UNIT 5 TOTAL: 1500 SF
UNIT 4 TOTAL: 1850 SF

8400 SF Foot Print

9/25/14

Campus Edge Apartments

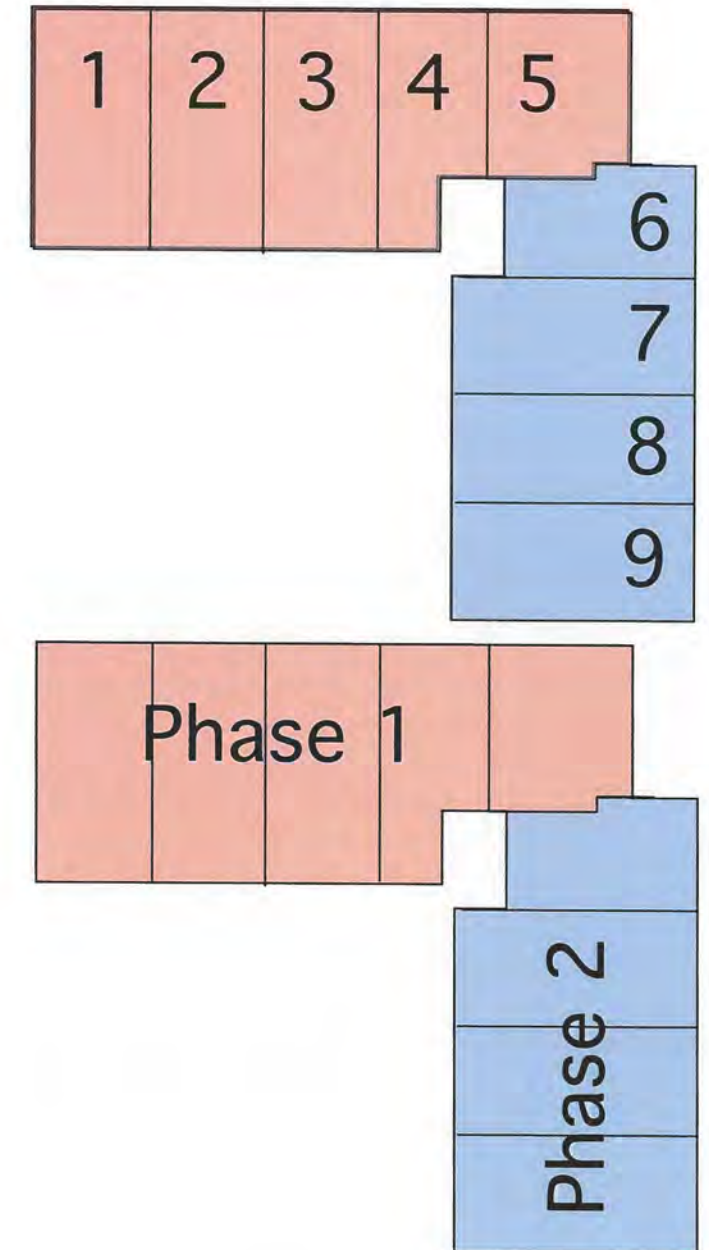
Campus Edge Apartments LLC
 20 Hollybush Lane, Verona, WI 53593
 (608) 279-9969
 Managing Partner: Ryan Hughes

A-1

The floor plan shows a complex arrangement of rooms. The left side features a grid of units, each containing a bedroom (BR 1, BR 2, BR 3, or BR 4), a bathroom, and a closet. Some units also include an HVAC unit. The right side of the plan shows a larger unit with a study, a bathroom, and a closet. A north arrow and a scale bar (0' to 32') are located at the bottom left.



SECOND FLOOR

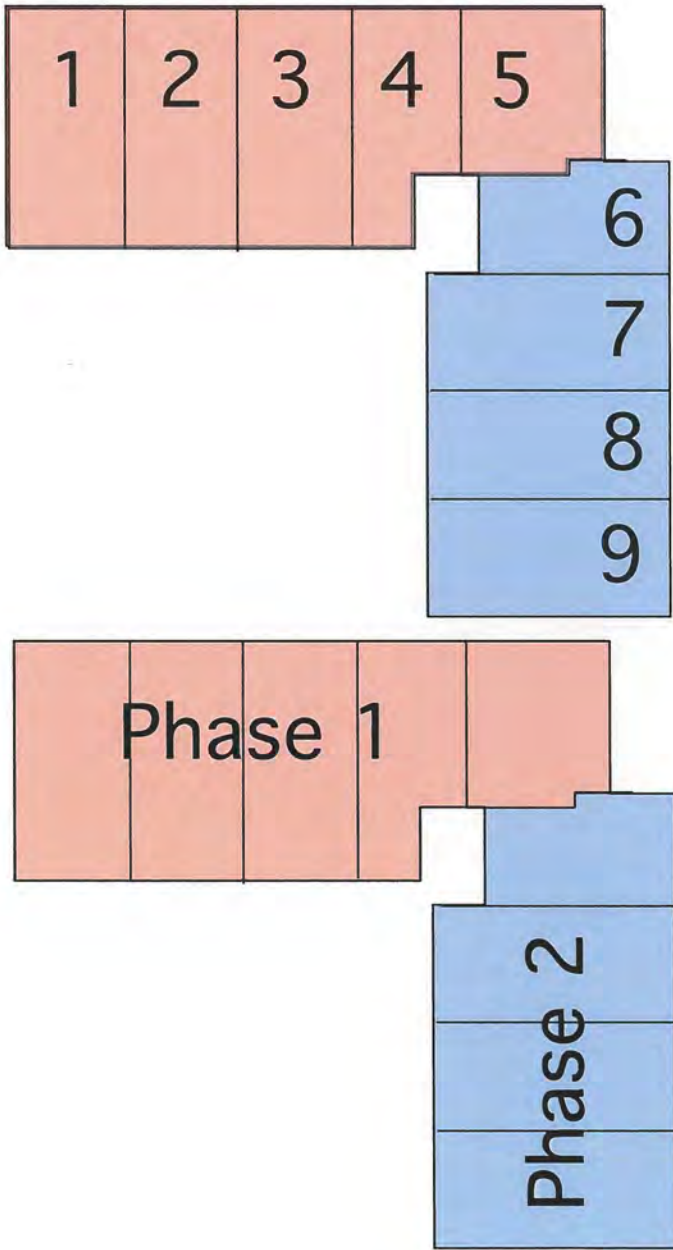
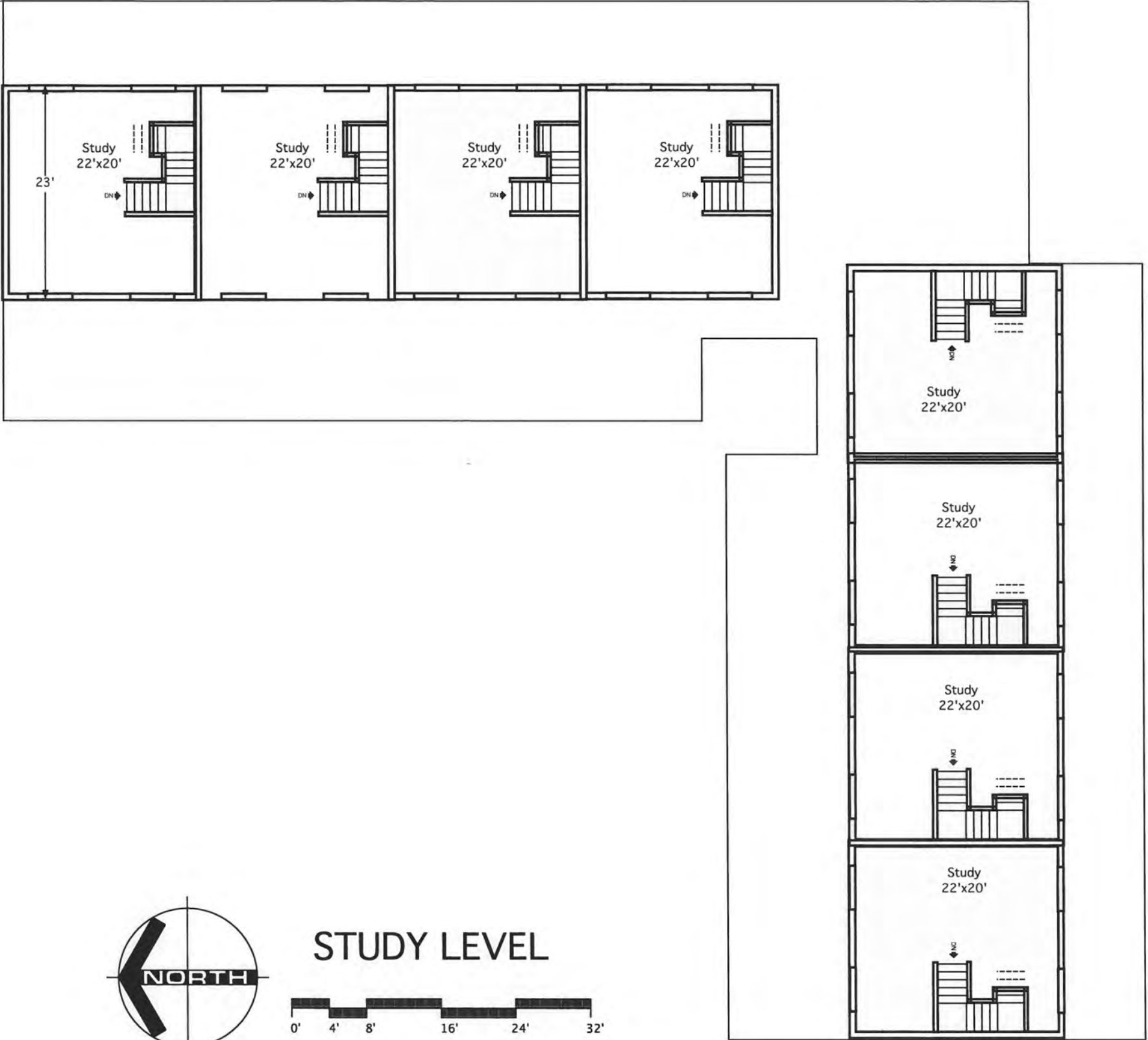


9/25/14

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-2

NORTH PRINCE STREET



9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-3



PHASE ONE AND TWO EAST ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
 20 Hollybush Lane, Verona, WI 53593
 (608) 279-9969
 Managing Partner: Ryan Hughes

A-4



PHASE ONE NORTH ELEVATION



PHASE ONE SOUTH ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-5



PHASE ONE WEST ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-6



PHASE TWO SOUTH ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-7



PHASE TWO NORTH ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-8



PHASE TWO WEST ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
 20 Hollybush Lane, Verona, WI 53593
 (608) 279-9969
 Managing Partner: Ryan Hughes

A-9

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard, City Planner

Date: 3 October 2014

Re: **Item # 6 & #7** Proposed Zoning Map Amendment to Impose the R-2A Residential Overlay District Zoning and to Enable up to Five (5) Unrelated Persons in a Residence per Section 19.19 at 280 S. Janesville Street for Five Reds Management, LLC (Mike Kachel).

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Add the R-2A Overlay District and up to Five (5) Unrelated Persons in a Residence	
Location:	280 S. Janesville Street	
Current Land Use:	R-2 One and Two Family Residential	
Proposed Land Use:	Same, but with up to 5 unrelated individuals	
Current Zoning:	R-2 One and Two Family Residential	
Proposed Zoning:	R-2A Overlay District over the Current R-2 Zoning District	
Comprehensive Plan's Future Land Use:	Central Area Neighborhood	
Surrounding <i>Zoning</i> and Current Land Uses:		
Northwest:		Northeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District
	Subject Property	
Southwest:		Southeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District

Description of the Proposal:

The existing dwelling is a single (one) family residence. This proposal involves a request to amend the Zoning Map to add the R-2A Residential Overlay zoning district to the existing R-2 zoning district and to approve a Conditional Use Permit to increase the number of permitted unrelated individuals in a non-family household from three (3) to five (5).

The R-2A Residential Overlay district is established by Chapter 19.19 of the Zoning Ordinance. Adopting the R-2A Residential Overlay district enables the consideration of a Conditional Use Permit, which if approved, would increase the number of permitted unrelated individuals in a non-family household three (3) to five (5).

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map Amendment to add the R-2A overlay zoning district and five (5) non-related individuals to the subject property, subject to the finding presented below.

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

1. A driveway easement must be recorded to establish shared driveway access with the land owner at 274 S. Janesville Street. To accurately record the easement the existing gap in the legal description may need to be corrected.
2. 4 parking stalls will be required under 19.51.130.
3. The proposal asks that the first floor den is converted into a bedroom. The converted bedroom must have no less than two exit. The exits can include a window and door.
4. No exterior building modifications are being proposed.
5. Any other conditions identified by City Staff or the Plan Commission.

Analysis of Proposed Conditional Use Permit for: 280 South Janesville Street		
Conditional Use Permit Review Standards per Section 19.66.050:		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	This project will involve no exterior building modifications.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	No	All utilities are adequate. A driveway easement must be recorded to establish shared driveway access The parking area needs to be redesigned in order to meet the current parking requirements.
3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.	Yes	No exemptions or variances are being requested.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The proposal does not change the single family use of the property.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use and density requirements of the R-2A District and the Comprehensive Plan.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #:</u>	<u>Property Owner:</u>
280 S. Janesville Street	/CL 00059	Camery Management, LLC. (Mike Kachel)

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, October 13, 2014, at 6:30 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Michele Smith, City Clerk
By: Jane Wegner, Neighborhood Services Administrative Asst.

Dated: September 15, 2014

Publish: in "Whitewater Register"
on September 18, 2014, and September 25, 2014

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 55600001	KARL N OLSON	JANET E OLSON	651 DARCY LN	WHITEWATER	WI	53190-0000
/A 55600002	D&L TRIEBOLD TRUST		N7618 ENGEL RD	WHITEWATER	WI	53190-0000
/CL 00050	JEFFREY S PETERSEN TRUST	LAUREL A PETERSEN TRUST	N9211 WOODED COURT	WHITEWATER	WI	53190-0000
/CL 00051	MARK C MAAS	LEXY MAAS	255 S PRAIRIE ST	WHITEWATER	WI	53190-0000
/CL 00052	SANTOS J BARAJAS		615 HIGH ST	WHITEWATER	WI	00005-3190
/CL 00053	DONNA J HENRY	J PHILIP HENRY	347 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00054	WHITEWATER BIBLE CHURCH		511 W HIGH ST	WHITEWATER	WI	53190-0000
/CL 00055	JAMES H MINETTE	BONNIE LAGG MINETTE	254 S JANESVILLE ST	WHITEWATER	WI	53190-1864
/CL 00056	JEFFREY T ROE	MARC A ROE	7515 STURTEVANT RD	WHITEWATER	WI	53190-0000
/CL 00057	MARC ROE	JEFFREY T ROE	7515 STURTEVANT RD	WHITEWATER	WI	53190-0000
/CL 00058	THOMAS J KLEMENT	KATHRYN S KLEMENT	5315 BLACK WALNUT DR	MCFARLAND	WI	53703-0000
/CL 00059	CAMERY MANAGEMENT LLC		408 PANTHER CT	WHITEWATER	WI	00005-3190
/CL 00060	SOBO PROPERTIES LLC		787 E CLAY ST UNIT 1	WHITEWATER	WI	00005-3190
/CL 00061	ARKI PRAIRIE LLC		W396 S3675 HARDCRABBLE RD	DOUSMAN	WI	53118-0000
/CL 00063	HARRIET J STRITZEL TRUST		530 S JANESVILLE AVE	WHITEWATER	WI	53190-0000
/CL 00063B	JESUS GOMEZ	BEATRIZ GOMEZ	249 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00063D	MARTIN SOTO	SARAH SOTO	724 W PECK ST	WHITEWATER	WI	53190-0000
/CL 00064	JOHN J TINCHER TRUST		N1190 CTY RD N	WHITEWATER	WI	00005-3190
/CL 00064A	KEVIN MCKINNON	MARSHA MCKINNON	716 W PECK ST	WHITEWATER	WI	53190-0000
/CL 00065	JOHN J TINCHER TRUST		N1190 COUNTY RD N	WHITEWATER	WI	53190-0000
/CL 00079	RAYMOND STRITZEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00080	APRIL K ARDELT	C/O CARL J KIENBAUM	318 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00081	JOSE SOTO RODRIGUEZ		701 W PECK ST	WHITEWATER	WI	53190-0000
/CL 00082	TITUS J GREENWOOD	CHRISTINA M GREENWOOD	304 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00083	PAUL KRAHN	SANDRA L KRAHN	812 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00084	CARL KIENBAUM TRUST		318 S JANESVILLE	WHITEWATER	WI	53190-0000
/CL 00095	CERANSKE PROPERTY MANAGEMENT LLC		PO BOX 534	WHITEWATER	WI	00005-3190
/CL 00096	CHRISTOPHER S BEHRENS		282 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/CL 00097B	CHARLES F TIMM	MARVEL TIMM	516 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/CL 00098	BEVERLY A FERO		526 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/CL 00099	CRAIG M SEEFELDT		534 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/CL 00100	CASA BELLA MARIA LLC	C/O MICHAEL DEVITT	13611 NOGALES DRIVE	DEL MAR	CA	92014-0000
/CL 00101	MATTHEW MITCHELL		550 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/CL 00102	KEITH MORGAN	MELANIE A MORGAN	5106 W36653 SADDLE RIDGE DR	EAGLE	WI	53119-0000
/CL 00103	ROGER L BARRETT	SHELLI L BARRETT	277 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00104	MARK REITZ	KEVIN REITZ	4735 CATHERINE CT	PEWAUKEE	WI	53072-0000
/CL 00104A	CERANSKE PROPERTY MANAGEMENT LLC		N9503 WOODWARD RD	WHITEWATER	WI	00005-3190
/CL 00104B	DANIEL G MALONE	KRISTY K MALONE	270 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/CL 00105	CERANSKE PROPERTY MANAGEMENT LLC		N9503 WOODWARD RD	WHITEWATER	WI	00005-3190
/CL 00105A	CERANSKE PROPERTY MANAGEMENT LLC		N5903 WOODWARD RD	WHITEWATER	WI	00005-3190
/CL 00111	D&L TRIEBOLD TRUST		N7618 ENGEL RD	WHITEWATER	WI	53190-0000
/CL 00112	JAMES J GIES	MARGARET A GIES	537 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/CL 00113	SCOTT E MCKENZIE	SHARON MCKENZIE	629 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/CL 00131	MICHAEL P POLASEK		4412 OAK CT	MONONA	WI	53716-0000

City of Whitewater
Application for Amendment to Zoning District or Ordinance

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: MICHAEL KACHEL
Applicant's Address: 408 Parker Ct
Whitewater, WI 53190 Phone # 262-473-~~0224~~ 3833

Owner of Site, according to current property tax records (as of the date of the application):

CAMERY MANAGEMENT, LLC

Street address of property: 280 Jansville St. Whitewater, WI 53190

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

LOT 9 BLOCK 23 CHAPMAN & LUDINGTONS Addition City of WW

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual:

Name of Firm:

Office Address:

Phone:

Name of Contractor:

Has either the applicant or the owner had any variances issued to them, on any property? YES ☐ NO ☒

If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:

Ch. 19.18.020 R-2 District Permitted Use

Proposed Zoning District or Ordinance

R-2A District Permitted Use (Overlay)
House currently has over 1,700 FT² & I would like
to use the R-2A allowance for 5 person
occupancy

Zoning District in which property is located:

R-2A (Proposed) - Overlay

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: Ch. 19.19.020

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Driveway is large enough to accommodate 3 vehicles, if necessary
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	No alterations to be made at this time Possible finishing of 2nd floor Bath from A half Bath & Changing of Den to Fifth Bedroom
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N.A.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	No Addition or Alteration, house already has 4 bedrooms - 1.5 Baths - No Changes Req'd to 2nd Floor that might impact Roof Plane

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to hold a public hearing and make recommendation to the City Council for the proposed changes (Section 19.69).


Applicant's Signature

9.8.14
Date

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: \$200

Date Application Fee Received by City 9-15-14 Receipt No. 6.011466

Received by J. Wagner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 9-30-14
Date set for public review before Plan & Architectural Review Board: 10-13-14

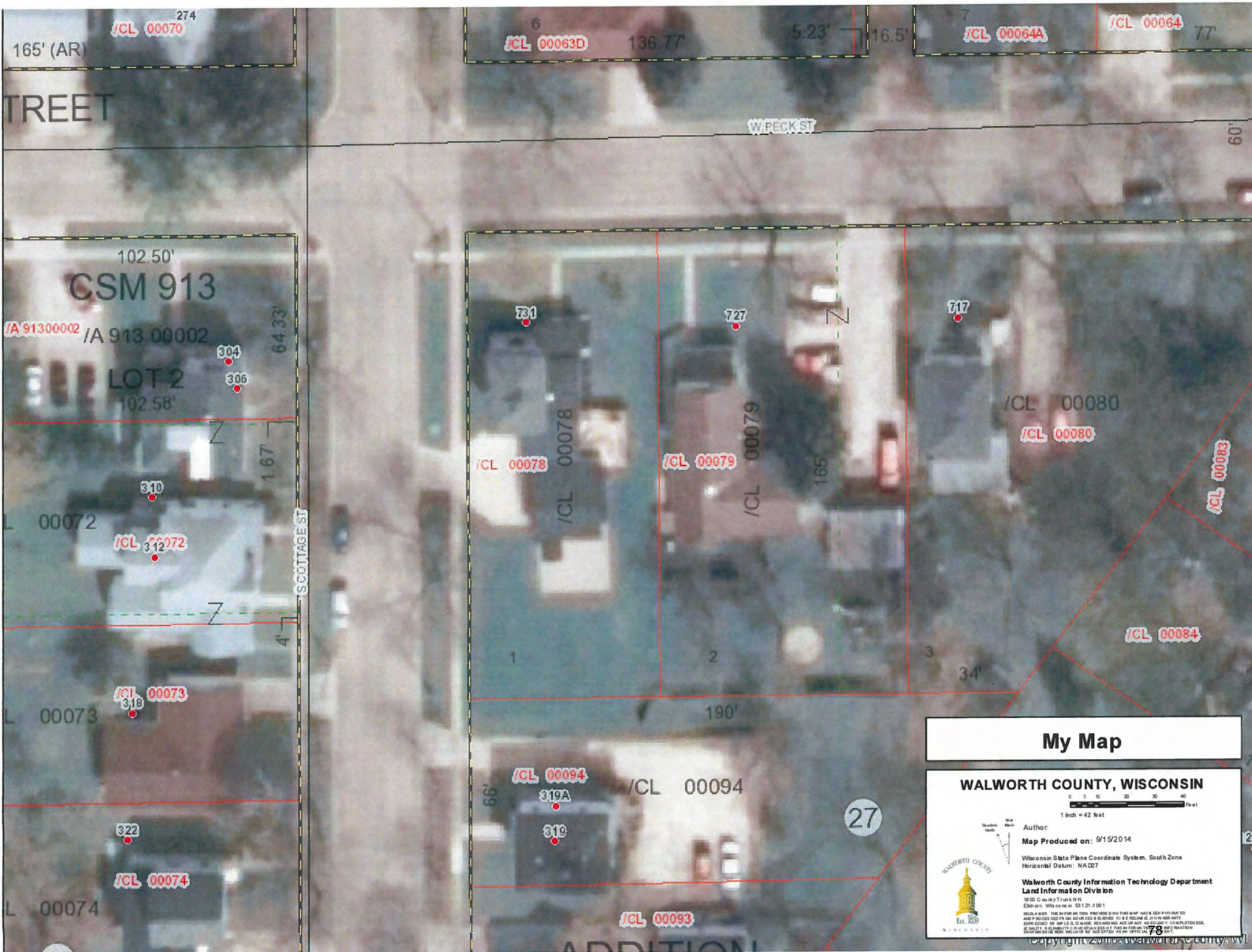
ACTION TAKEN:

Public Hearing: _____ Recommendation _____ Not Recommended by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date



My Map

WALWORTH COUNTY, WISCONSIN

1 inch = 42 feet

Author:

Map Produced on: 9/15/2014

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

Walworth County Information Technology Department
Land Information Division

1800 County Trunk N.N.

Elkhorn, Wisconsin 53121-1001

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN INFORMATIONAL.

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Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of October 2014 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit, in an R-2A Overlay Zoning District, to allow for 5 unrelated persons to live in the house located at 280 S. Janesville Street for Camery Management, LLC. (Mike Kachel).

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Chris Munz-Pritchard, Neighborhood Services Director/City Planner



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 280 Jonesville
Owner's Name: Camery Management, LLC
Applicant's Name: MICHAEL KACHEL
Mailing Address: 408 Luther Ct. Whitewater, WI 53190
Phone #: (262) 473-3833 Email: MikeK.WIDAIRY@IDENET.COM
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):
LOT 9 BLOCK 23 CHAPMAN & LUDINGTONS ADDITION CITY OF WW

Existing and Proposed Uses:

Current Use of Property: Single Family
Zoning District: R-2A overlay (As Proposed)
Proposed Use: Single Family House 5 unrelated

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	The Surrounding housing within neighborhood is similar in type, size & density, not entirely but mostly rental housing
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	None needed, no alterations required or proposed at this time
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Existing Single family home can be better utilized with 4-5 people in this current housing market
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	According to zoning R.-write, yes

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: Wh. Rachel Date: 9.7.14
Printed: Wh. Rachel

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 9-15-14. Received by: J. Wegner Receipt #: 6.011466
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 10-2-14.
- 3) Notices of the Public Hearing mailed to property owners on 9-30-14.
- 4) Plan Commission holds the PUBLIC HEARING on 10-13-14. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Michael Rachel

Applicant's Mailing Address: 408 Panther Ct.
Whitewater, WI 53190

Applicant's Phone Number: (262) 473-3833

Applicant's Email Address: MIKE.R.WIDATY@IDNET.COM

Project Information:

Name/Description of Development: _____

Address of Development Site: 280 S. Tusville St. Whitewater
CL 00059

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: Clumery Management, LLC

Property Owner's Mailing Address: 408 Panther Ct.
Whitewater, WI 53190

Section B: Applicant/Property Owner Cost Obligations

_____ To be filled out by the Neighborhood Services Department _____

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

_____ To be filled out by the Applicant and Property Owner _____

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

M. Kachel

Printed Name of Applicant/Petitioner

9.9.14

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Applicant's Information:

Name of Applicant:

Michael Kachel

Applicant's Mailing Address:

408 Panther Ct.

Whitewater, WI 53190

Applicant's Phone Number:

262-473-3833

Applicant's Email Address:

Mike K. WIDAIR@10CHET.COM

Project Information:

Name/Description of Development:

Address of Development Site:

280 S. Friesland St.

Tax Key Number(s) of Site:

CL 00059

Property Owner Information (if different from applicant):

Name of Property Owner:

Canary Management, LLC

Property Owner's Mailing Address:

408 Panther Ct.

Whitewater, WI 53190

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Michael Kachur
Signature of Applicant/Petitioner

Michael Kachur
Printed Name of Applicant/Petitioner

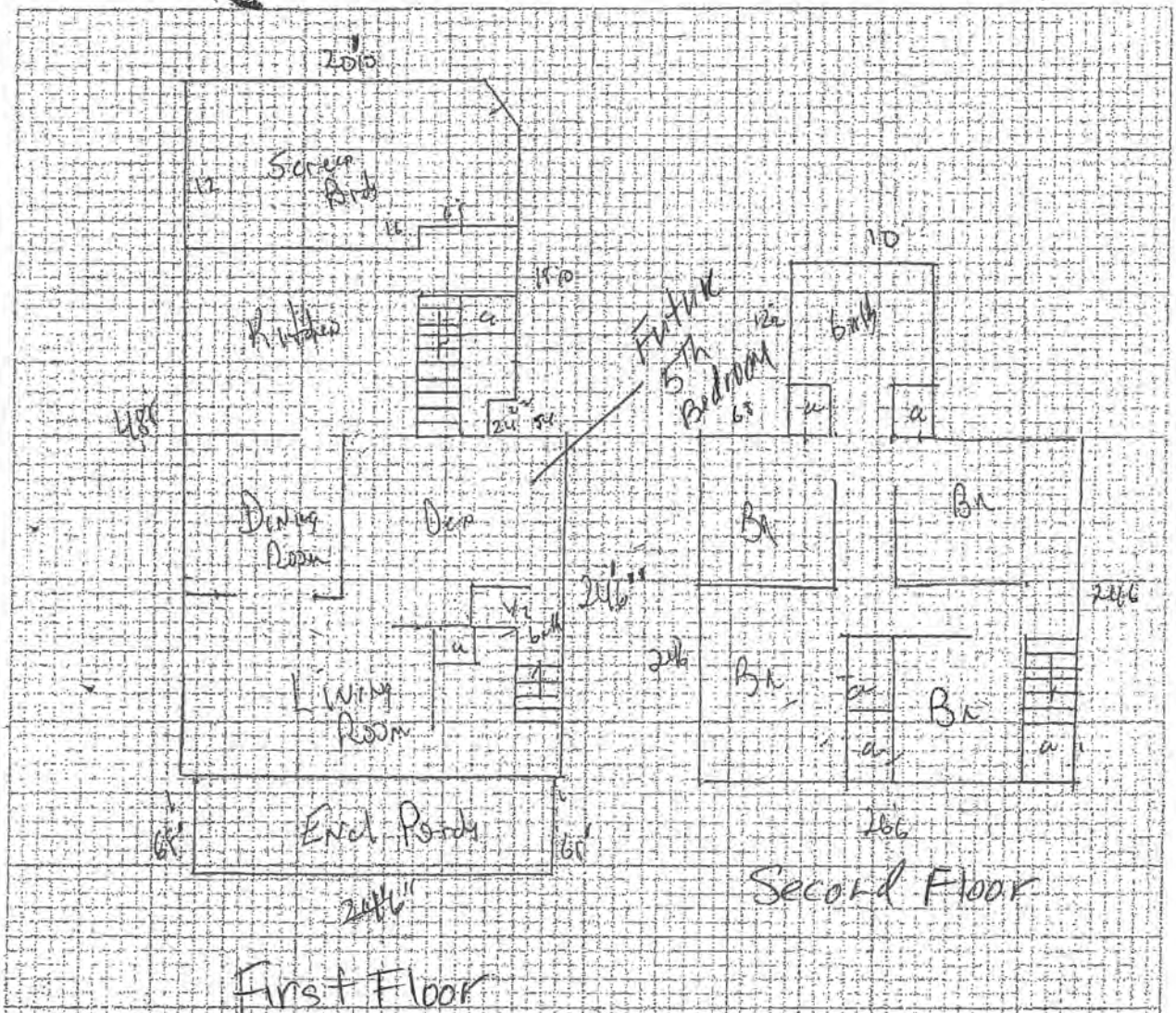
9.9.14
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

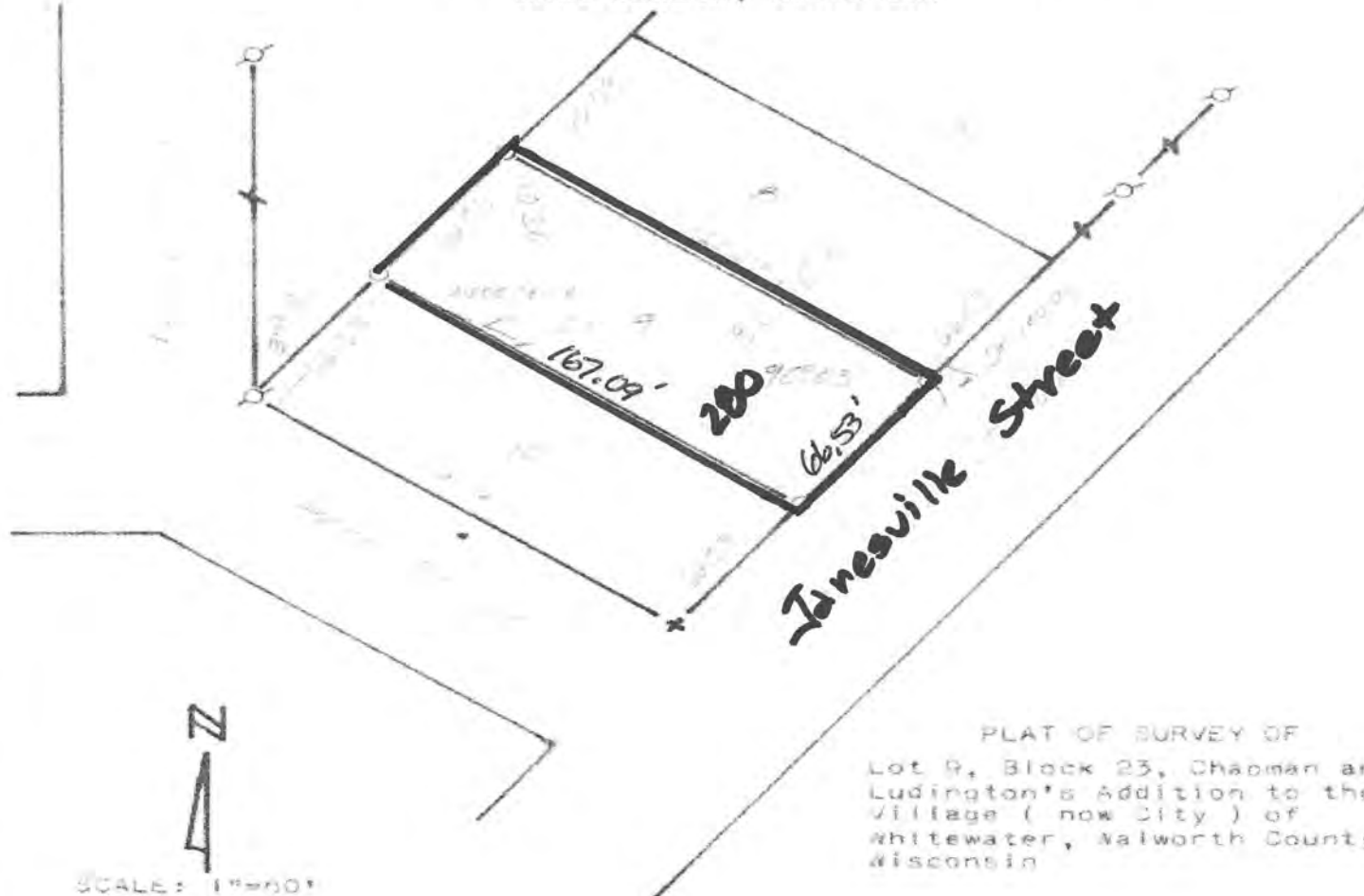
Date of Signature

SKETCH ADDENDUM



HAROLD H. KOLB

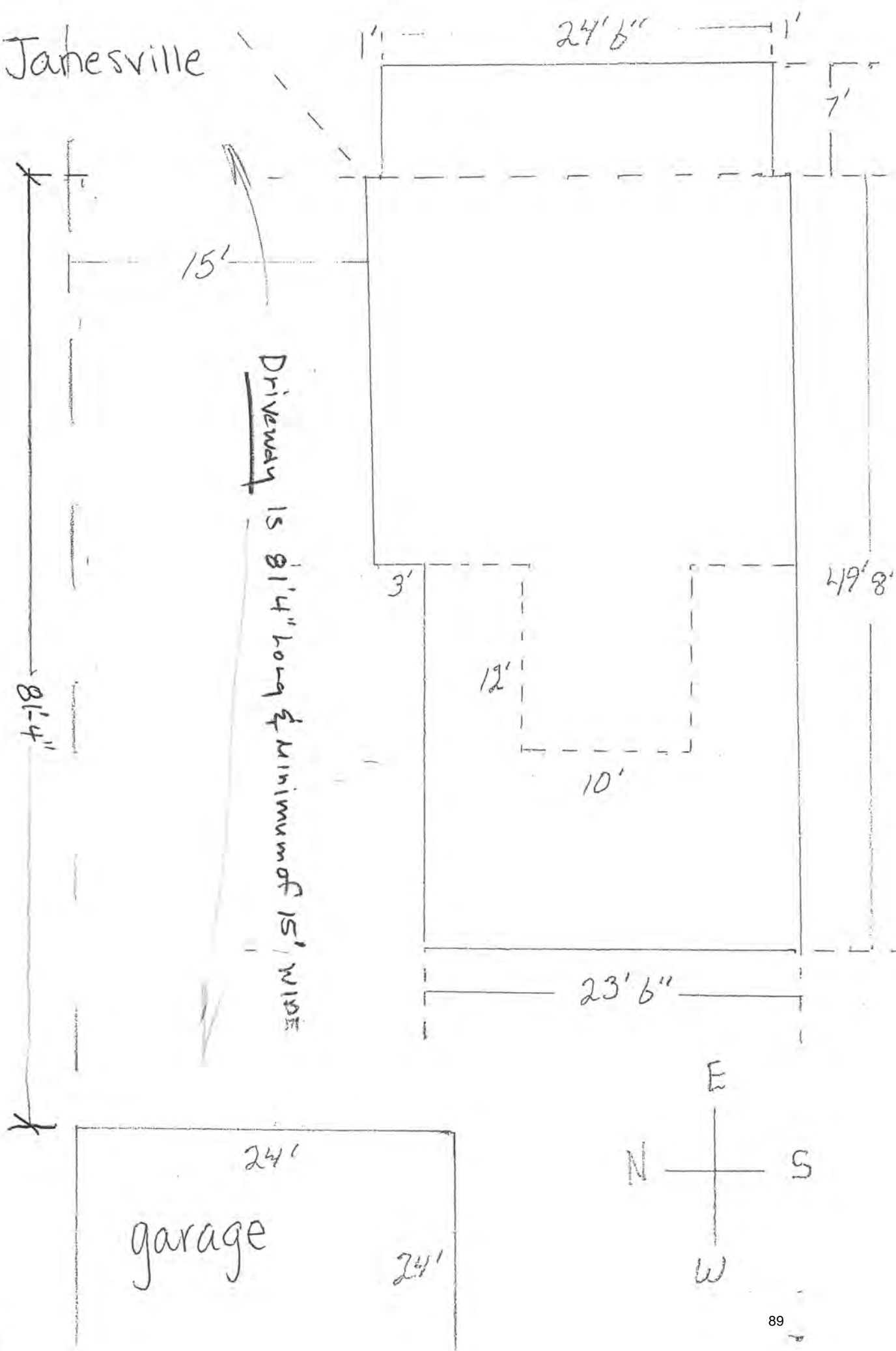
REGISTERED PROFESSIONAL LAND SURVEYOR
LAKE GENEVA, WISCONSIN



I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING
TO THE OFFICIAL RECORDS, AND THAT THE PLAT HEREON
IS A CORRECT REPRESENTATION OF THE LOT LINES.

Harold H. Kolb
HAROLD H. KOLB

280 Jamesville





M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard, City Planner

Date: 3 October 2014

Re: **Item # 8 & 9** Proposed Zoning Map Amendment to Impose the R-2A Residential Overlay District Zoning and to Enable up to Four (4) Unrelated Persons in a Residence per Section 19.19 at 731 W Peck Street for Five Reds Management, LLC (Mike Kachel).

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Add the R-2A Overlay District and up to Four (4) Unrelated Persons in a Residence	
Location:	731 W Peck Street	
Current Land Use:	R-2 One and Two Family Residential	
Proposed Land Use:	Same, but with up to 4 unrelated individuals	
Current Zoning:	R-2 One and Two Family Residential	
Proposed Zoning:	R-2A Overlay District over the Current R-2 Zoning District	
Comprehensive Plan's Future Land Use:	Central Area Neighborhood	
Surrounding <i>Zoning</i> and Current Land Uses:		
Northwest:		Northeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District
	Subject Property	
Southwest:		Southeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District

Description of the Proposal:

The existing dwelling is a single (one) family residence. This proposal involves a request to amend the Zoning Map to add the R-2A Residential Overlay zoning district to the existing R-2 zoning district and to approve a Conditional Use Permit to increase the number of permitted unrelated individuals in a non-family household from three (3) to four (4).

The R-2A Residential Overlay district is established by Chapter 19.19 of the Zoning Ordinance. Adopting the R-2A Residential Overlay district enables the consideration of a Conditional Use Permit, which if approved, would increase the number of permitted unrelated individuals in a non-family household three (3) to four (4).

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map Amendment to add the R-2A overlay zoning district and four (4) non-related individuals to the subject property, subject to the finding presented below.

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

1. 4 parking stalls will be required under 19.51.130.
2. I note that the subject property is within an area identified as potentially appropriate for the R-2A Overlay Zoning District. The number of existing bedrooms and the fact that limited exterior building modifications are being proposed further indicates the suitability of this building for the proposed R-2A District.
3. Any other conditions identified by City Staff or the Plan Commission.

Analysis of Proposed Conditional Use Permit for: 731 W Peck Street		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	This project will involve no exterior building modifications.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All utilities are adequate.
3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.	Yes	No exemptions or variances are being requested.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The proposal does not change the single family use of the property.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use and density requirements of the R-2A District and the Comprehensive Plan.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #:</u>	<u>Property Owner:</u>
731 W. Peck Street	/CL 00078	Five Reds Management, LLC. (Mike Kachel)

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, October 13, 2014, at 6:30 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Michele Smith, City Clerk
By: Jane Wegner, Neighborhood Services Administrative Asst.

Dated: September 15, 2014

Publish: in "Whitewater Register"
on September 18, 2014, and September 25, 2014

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 91300001	JORGE ISLAS		565 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/A 91300002	LADWIG & VOS INC		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/A380200001	CASA BELLA MARIA LLC	ATTN MICHAEL DEVITT	13611 NOGALES DR	DEL MAR	CA	92014-0000
/BIR 00007	JASON R BAKER	JOANNA M BAKER	806 W PECK ST	WHITEWATER	WI	53190-0000
/BIR 00028A	JEFFREY A RADAJ	MAGGAN E RADAJ	805 W PECK ST	WHITEWATER	WI	53190-0000
/BIR 00029	RUSSELL WALTON		1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/BIR 00030	JAMIE A WEEDEN	MELISA L WEEDEN	330 S SUMMIT ST	WHITEWATER	WI	53190-0000
/CL 00060	SOBO PROPERTIES LLC		787 E CLAY ST UNIT 1	WHITEWATER	WI	00005-3190
/CL 00062	CHAD W CHAPMAN	LEISHA M CHAPMAN	505 MEADOWVIEW LN	JOHNSON CREEK	WI	00005-3038
/CL 00063	HARRIET J STRITZEL TRUST		530 S JANESVILLE AVE	WHITEWATER	WI	53190-0000
/CL 00063B	JESUS GOMEZ	BEATRIZ GOMEZ	249 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00063C	RAUL PEREZ SR	MARIA O PEREZ	267 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00063D	MARTIN SOTO	SARAH SOTO	724 W PECK ST	WHITEWATER	WI	53190-0000
/CL 00064	JOHN J TINCHER TRUST		N1190 CTY RD N	WHITEWATER	WI	00005-3190
/CL 00064A	KEVIN MCKINNON	MARSHA MCKINNON	716 W PECK ST	WHITEWATER	WI	53190-0000
/CL 00065	JOHN J TINCHER TRUST		N1190 COUNTY RD N	WHITEWATER	WI	53190-0000
/CL 00068A	HASSIMI TRAORE	LAUREN B SMITH	160 PARK ST	WHITEWATER	WI	53190-0000
/CL 00068B	DENNIS V ALECKSON		241 S SUMMIT ST	WHITEWATER	WI	53190-0000
/CL 00069	VICKI S NELSON		247 S SUMMIT ST	WHITEWATER	WI	53190-0000
/CL 00069A	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/CL 00070	KEITH LEONARD THAYER	MARCIA LYNN THAYER	274 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00072	SIDNEY KRAHN	CECELIA KRAHN	540 S PRINCE ST	WHITEWATER	WI	53190-0000
/CL 00073	CONSTANCE K MALONE		318 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00074	LEONARD KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00075	TERANCE L HARRINGTON	BARBARA E HARRINGTON	7452 STURTEVANT RD	WHITEWATER	WI	53190-3406
/CL 00076	TIMOTHY G O'DONNELL	NANCY H O'DONNELL	338 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00076A	GEORGE R WALTON TRUST		1005 W MAIN ST	WHITEWATER	WI	53190-0000
/CL 00077A	BRUCE L TRAXLER	JOYCE M TRAXLER	345 S SUMMIT ST	WHITEWATER	WI	53190-1734
/CL 00078	FIVE REDS MANAGEMENT LLC		408 PANTHER CT	WHITEWATER	WI	53190-0000
/CL 00079	RAYMOND STRITZEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00080	APRIL K ARDELT	C/O CARL J KIENBAUM	318 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00081	JOSE SOTO RODRIGUEZ		701 W PECK ST	WHITEWATER	WI	53190-0000
/CL 00082	TITUS J GREENWOOD	CHRISTINA M GREENWOOD	304 S JANESVILLE ST	WHITEWATER	WI	53190-0000

/CL 00083	PAUL KRAHN	SANDRA L KRAHN	812 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00084	CARL KIENBAUM TRUST		318 S JANESVILLE	WHITEWATER	WI	53190-0000
/CL 00085	CARL KIENBAUM TRUST		318 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00086	ASHLEY A VOIGT	AMANDA L LINDNER	330 JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00087	ESTAGRA FALCON	MARIA A NAVEJAS-FALCON	336 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00089	LEONARD A KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00090	LEONARD KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00093	ROBERT A LUCKETT	RENEE A PFEIFER-LUCKETT	325 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00094	JCM PROPERTIES LLC		W9668 HOMBURG LN	WHITEWATER	WI	53190-0000

City of Whitewater
Application for Amendment to Zoning District or Ordinance

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: <u>Michael Rachel</u>	
Applicant's Address: <u>408 1st St. E.</u>	
<u>Whitewater, WI 53190</u>	Phone # <u>(262) 473-3833</u>

Owner of Site, according to current property tax records (as of the date of the application): <u>Five Reda Management, LLC</u>	
Street address of property: <u>731 W. Peck St. Whitewater, WI 53190</u>	
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): <u>Lot 1 Block 27 Chapman & Ludington's</u> <u>Addition City of Whitewater</u>	
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)	
Name of Individual: _____	
Name of Firm: _____	
Office Address: _____	
Phone: _____	
Name of Contractor: _____	
Has either the applicant or the owner had any variances issued to them, on any property? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with. _____	

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:
<u>Ch. 19.18.020 R-2 District Permitted Use</u>
Proposed Zoning District or Ordinance
<u>R-2A District Permitted use (overlay)</u>
Zoning District in which property is located: <u>R-2A Overlay</u>
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: <u>Ch 19.19</u>

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

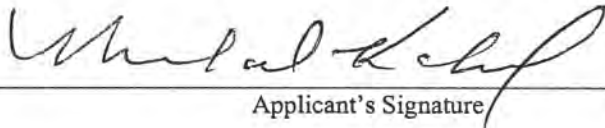
STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed amendment for future structure, addition, alteration or use will meet the minimum standards of this title for the district being proposed;	Yes
B. The proposed development will be consistent with the adopted city master plan;	Yes R-24 overlay compliant
C. The proposed development will be compatible with and preserve the important natural features of the site;	No changes will be made to landscape or lot
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	The surrounding housing is highly concentrated, rental housing with some exception. This property currently has 4 Bedrooms + 1.5 Baths, Garage + large Driveway Area

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Driveway & garage Allow for More than 3 vehicles
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	no alterations at this time
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N.A.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	NO - house is not going to be altered in a vertical fashion

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to hold a public hearing and make recommendation to the City Council for the proposed changes (Section 19.69).


Applicant's Signature

9.8.14
Date

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: \$200

Date Application Fee Received by City 9-15-14 Receipt No. 6-011466

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 9-30-14
Date set for public review before Plan & Architectural Review Board: 10-13-14

ACTION TAKEN:

Public Hearing: _____ Recommendation _____ Not Recommended by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Applicant's Information:

Name of Applicant:

MICHAEL KACHUL

Applicant's Mailing Address:

408 Panther Ct.

Whitewater, WI 53190

Applicant's Phone Number:

262-473-3833

Applicant's Email Address:

Mike K@WIDAIN4@IDNET.COM

Project Information:

Name/Description of Development:

Address of Development Site:

731 W. Peck St.

Tax Key Number(s) of Site:

1CL 0007B

Property Owner Information (if different from applicant):

Name of Property Owner:

FIVE REDS MANAGEMENT, LLC

Property Owner's Mailing Address:

408 Panther Ct.

Whitewater WI 53190

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

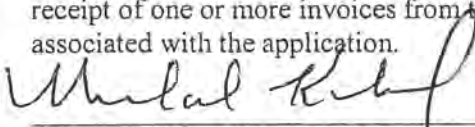
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Michael KACHEC

Printed Name of Applicant/Petitioner

9.9.14

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

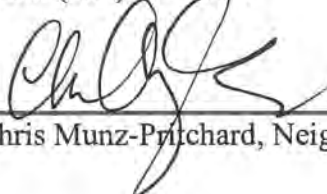
TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of October 2014 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit, in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 731 W. Peck Street for Five Reds Management, LLC. (Mike Kachel).

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540


Chris Munz-Pritchard, Neighborhood Services Director/City Planner



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 731 W. Peck
Owner's Name: Five Reds Management, LLC
Applicant's Name: Michael Kachel
Mailing Address: 408 Luther Ct. Whitewater, WI 53190
Phone #: (262) 473-3833 Email: MIKEK.OWDAIRY@IDCNET.COM
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):
Lot 1 Block 27 Chapman & Ludington Add. city of WW

Existing and Proposed Uses:

Current Use of Property: Single family 4 Bedroom Home
Zoning District: R-2A OVERLAY
Proposed Use: Single family 4 Person occupancy

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	The surrounding housing within the neighborhood is similar in type, size & density, not entirely but mostly Rental housing
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	none needed no alterations proposed at this time.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Existing 4 Bedroom house can be better utilized with 4-6 people in this current housing market
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	According to zoning re-write, yes

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: M. Kache

Date: 9.9.14

Printed: M. Kache

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 9-15-14. Received by: J. Wegner Receipt #: 6.011466
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 10-2-14.
- 3) Notices of the Public Hearing mailed to property owners on 9-30-14.
- 4) Plan Commission holds the PUBLIC HEARING on 10-13-14. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Michael Kachol

Applicant's Mailing Address: 408 Panther Ct.
Whitewater, WI 53190
(262) 473-3833

Applicant's Phone Number: (262) 473-3833

Applicant's Email Address: MIKEK.WIDAIRY@IDCNET.COM

Project Information:

Name/Description of Development: _____

Address of Development Site: 731 W. Peck St. Whitewater
1CL 00078

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: Five Redd Management, LLC

Property Owner's Mailing Address: 408 Panther Ct.
Whitewater, WI 53190

Section B: Applicant/Property Owner Cost Obligations

_____ To be filled out by the Neighborhood Services Department _____

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

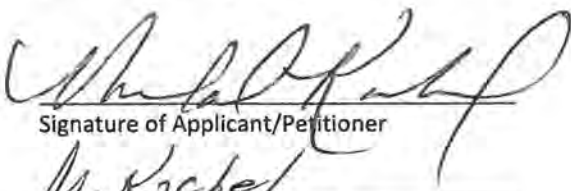
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

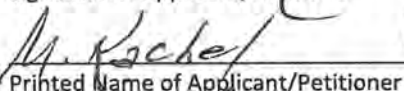
Section C: Agreement Execution

_____ To be filled out by the Applicant and Property Owner _____

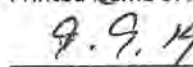
The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner



Printed Name of Applicant/Petitioner

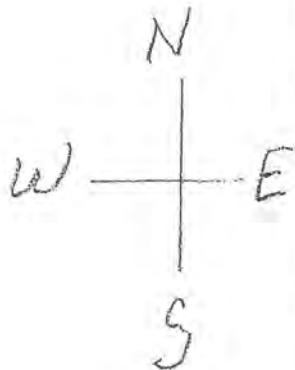


Date of Signature

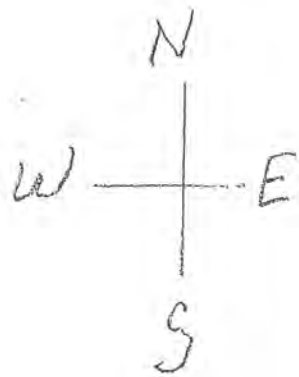
Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature



731 PECK



COTTAGE
STREET

Driveway

2nd Floor

12' 8"

17' 8" 5' 6"

Bed

Bed

26' 6"

Bath

Bed

18' 8"

10'

12'

20' 4"

26' 4"

25'

8'

24'

24'

garage

731 Peck

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan and Architectural Review Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the Zoning Ordinance regulations, to enact proposed amendments to the City of Whitewater Municipal Code Title 19, by:

Amending the Official Flood Plain Regulation Maps for Jefferson County in
Whitewater Municipal Code Section 19.46.010 1.5 (2) (aa)

The proposed ordinance amendments are on file in the office of the City Clerk and the document is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

NOTICE IF FURTHER GIVEN that the Plan and Architectural Review Commission of the City of Whitewater will hold a public hearing at the Municipal Building Community Room, 312 West Whitewater Street, in said City of Whitewater, on Monday, October 13, 2014, at 6:30 p.m. to hear any person wishing to express their view on the proposed amendments.

Dated: September 11, 2014

Publish: September 18, 2014, September 25, 2014, and October 2, 2014 (three times)
in the Whitewater Register

Michele Smith, City Clerk

**AN ORDINANCE AMENDING CHAPTER 19 REGARDING
FLOOD PLAIN ZONING ORDINANCE MAPS FOR
JEFFERSON COUNTY**

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do hereby ordain as follows:

SECTION 1: Whitewater Municipal Code Chapter 19.46 (Flood Plain Regulations) Section 19.46.010 1.5(2)(aa) is hereby amended to read as follows:

(aa) OFFICIAL MAPS FOR JEFFERSON COUNTY:

1. Flood Insurance Rate Maps (FIRM), panel numbers 55055C0432F, 55055C0434F, 55055C0451F, 55055C0452F, 55055C0453F, 55055C0545F.

The above listed panels have an effective date of February 4, 2015, and a suffix of F.

Approved by: The DNR and FEMA

SECTION 2: This ordinance shall take effect upon passage and publication as provided by law.

Ordinance introduced by Councilmember _____, who moved its adoption. Seconded by Councilmember _____.

AYES:

Cameron Clapper, City Manager

NOES:

ABSENT:

Michele R. Smith, City Clerk

ADOPTED: